

Executive Summary Report

Appraisal Date 1/1/2004 - 2004 Assessment Roll

Area Name / Number: N. Sammamish Plateau/35

Previous Physical Inspection: 1998

Sales - Improved Summary:

Number of Sales: 1603

Range of Sale Dates: 1/2002 - 12/2003

Sales – Improved Valuation Change Summary						
	Land	Imps	Total	Sale Price	Ratio	COV
2003 Value	\$128,200	\$289,300	\$417,500	\$444,100	94.0%	9.86%
2004 Value	\$132,100	\$308,400	\$440,500	\$444,100	99.2%	8.52%
Change	+\$3,900	+\$19,100	+\$23,000		+5.2%	-1.34%
% Change	+3.0%	+6.6%	+5.5%		+5.5%	-13.59%

*COV is a measure of uniformity, the lower the number the better the uniformity. The negative figures of -1.34% and -13.59% actually represent an improvement.

Sales used in this analysis: All sales of one to three unit residences on residential lots which were verified as, or appeared to be market sales were considered for the analysis. Individual sales that were excluded are listed later in this report. Multi-parcel sales, multi-building sales, mobile home sales, and sales of new construction where less than a 100% complete house was assessed for 2003 or any existing residence where the data for 2003 is significantly different from the data for 2004 due to remodeling were also excluded. In addition, the summary above excludes sales of parcels that had improvement value of \$10,000 or less posted for the 2003 Assessment Roll. This also excludes previously vacant and destroyed property partial value accounts.

Population - Improved Parcel Summary Data:

	Land	Imps	Total
2003 Value	\$131,100	\$261,800	\$392,900
2004 Value	\$139,000	\$285,600	\$424,600
Percent Change	+6.0%	+9.1%	+8.1%

Number of improved Parcels in the Population: 8257

The population summary above excludes multi-building, and mobile home parcels. In addition parcels with 2003 or 2004 Assessment Roll improvement values of \$10,000 or less were excluded to eliminate previously vacant or destroyed property value accounts. These parcels do not reflect accurate percent change results for the overall population.

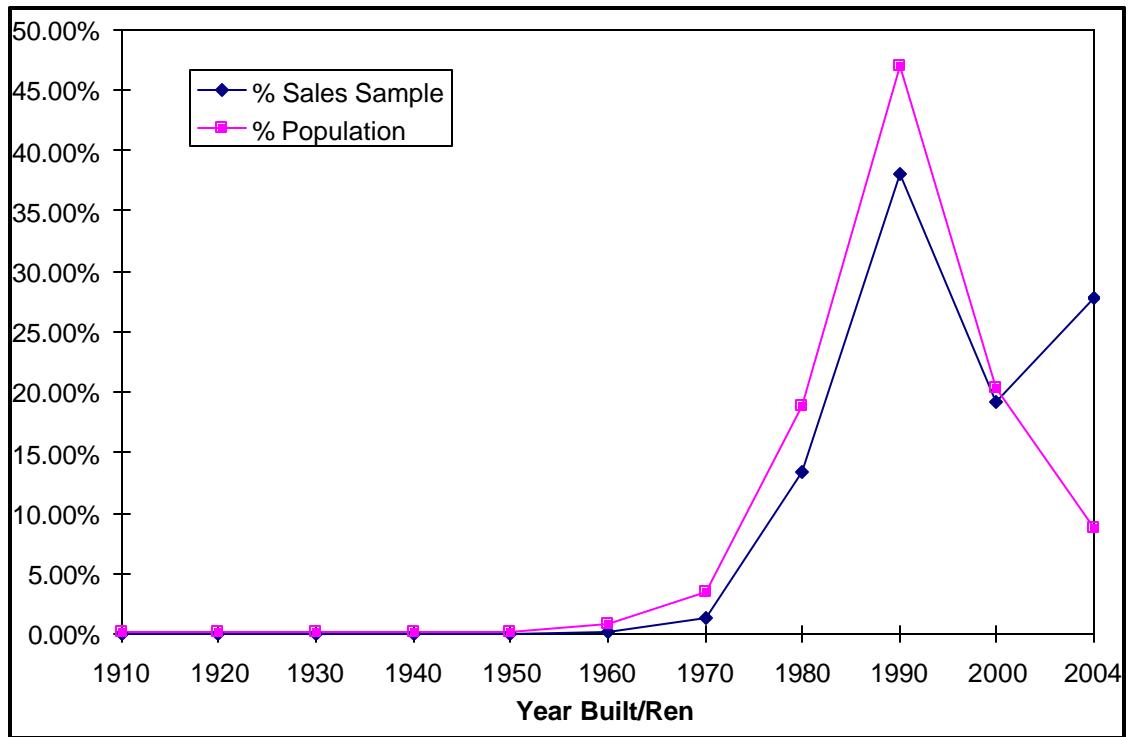
Conclusion and Recommendation:

Since the values recommended in this report improve uniformity, assessment level and equity, we recommend posting them for the 2004 Assessment Roll.

Sales Sample Representation of Population - Year Built or Year Renovated

Sales Sample		
Year Built/Ren	Frequency	% Sales Sample
1910	0	0.00%
1920	0	0.00%
1930	0	0.00%
1940	0	0.00%
1950	1	0.06%
1960	3	0.19%
1970	22	1.37%
1980	214	13.35%
1990	611	38.12%
2000	307	19.15%
2004	445	27.76%
	1603	

Population		
Year Built/Ren	Frequency	% Population
1910	11	0.13%
1920	16	0.19%
1930	10	0.12%
1940	16	0.19%
1950	20	0.24%
1960	63	0.76%
1970	282	3.42%
1980	1558	18.87%
1990	3874	46.92%
2000	1680	20.35%
2004	727	8.80%
	8257	

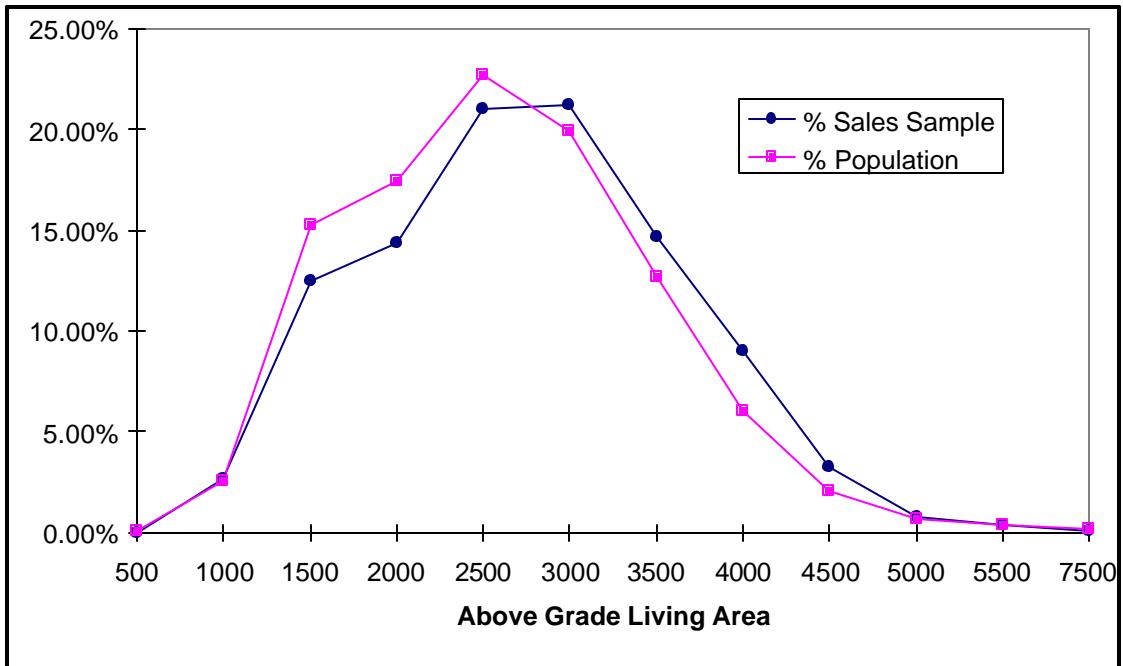


Sales of new homes built in the last few years are over-represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion.

Sales Sample Representation of Population - Above Grade Living Area

Sales Sample		
AGLA	Frequency	% Sales Sample
500	0	0.00%
1000	42	2.62%
1500	201	12.54%
2000	230	14.35%
2500	337	21.02%
3000	340	21.21%
3500	236	14.72%
4000	144	8.98%
4500	53	3.31%
5000	13	0.81%
5500	6	0.37%
7500	1	0.06%
	1603	

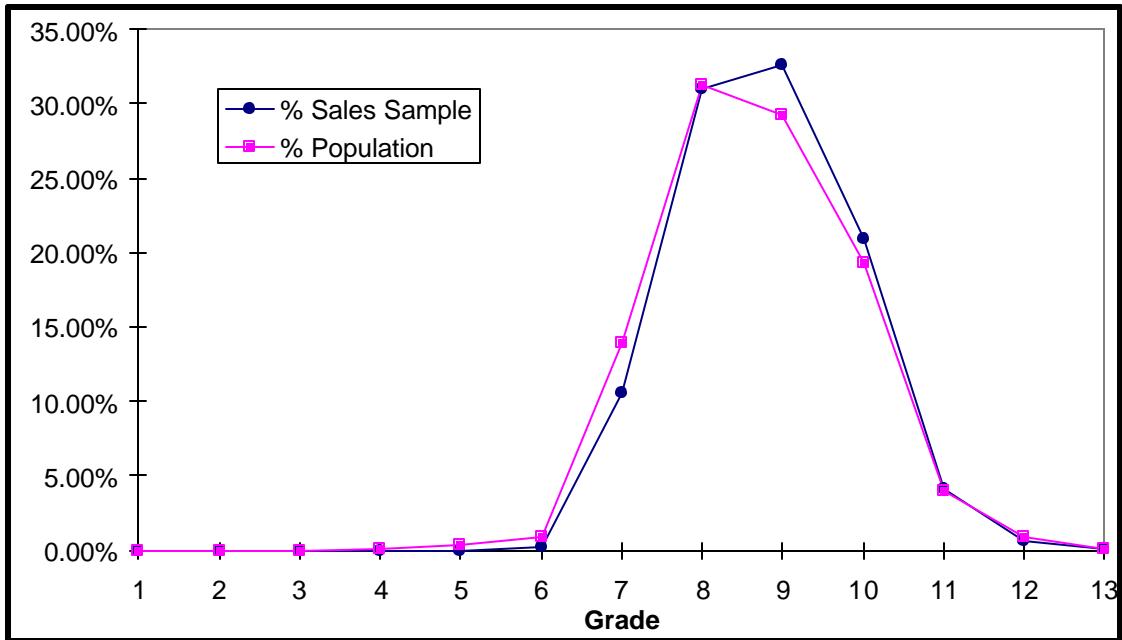
Population		
AGLA	Frequency	% Population
500	3	0.04%
1000	210	2.54%
1500	1264	15.31%
2000	1440	17.44%
2500	1873	22.68%
3000	1648	19.96%
3500	1046	12.67%
4000	501	6.07%
4500	170	2.06%
5000	59	0.71%
5500	27	0.33%
7500	16	0.19%
	8257	



The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

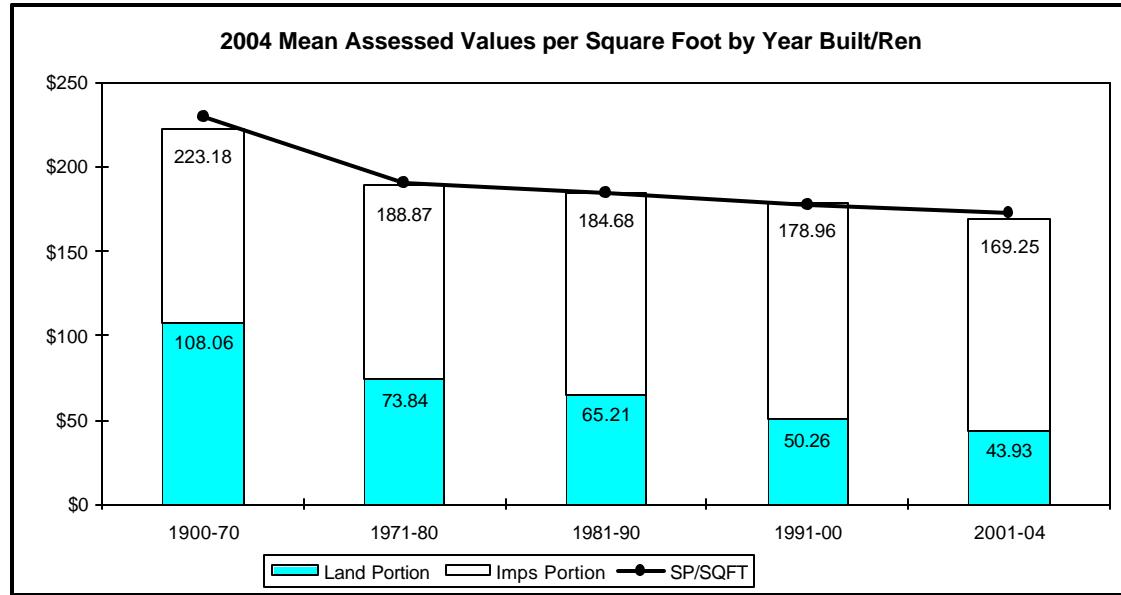
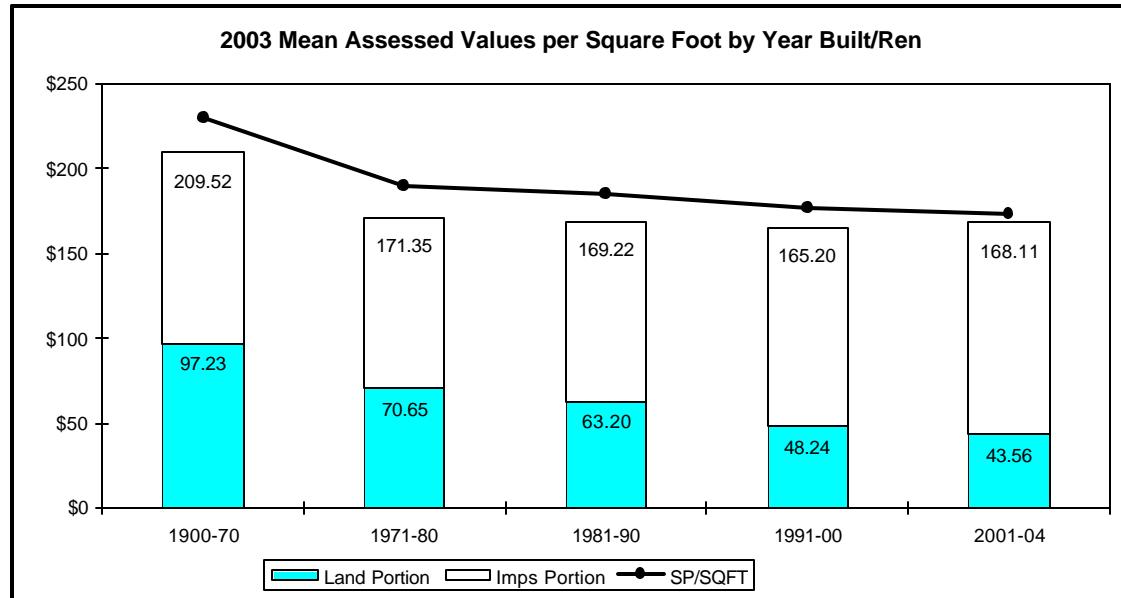
Sales Sample Representation of Population - Grade

Sales Sample			Population		
Grade	Frequency	% Sales Sample	Grade	Frequency	% Population
1	0	0.00%	1	0	0.00%
2	0	0.00%	2	0	0.00%
3	0	0.00%	3	0	0.00%
4	0	0.00%	4	3	0.04%
5	0	0.00%	5	30	0.36%
6	4	0.25%	6	68	0.82%
7	169	10.54%	7	1154	13.98%
8	496	30.94%	8	2580	31.25%
9	523	32.63%	9	2415	29.25%
10	335	20.90%	10	1595	19.32%
11	65	4.05%	11	333	4.03%
12	10	0.62%	12	69	0.84%
13	1	0.06%	13	10	0.12%
		1603			8257



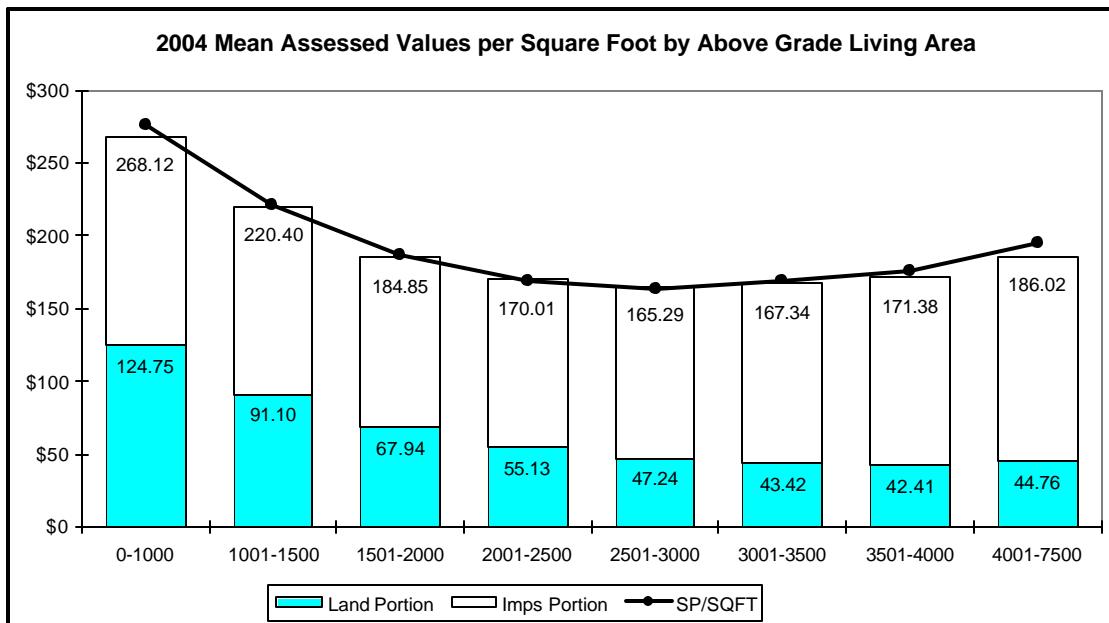
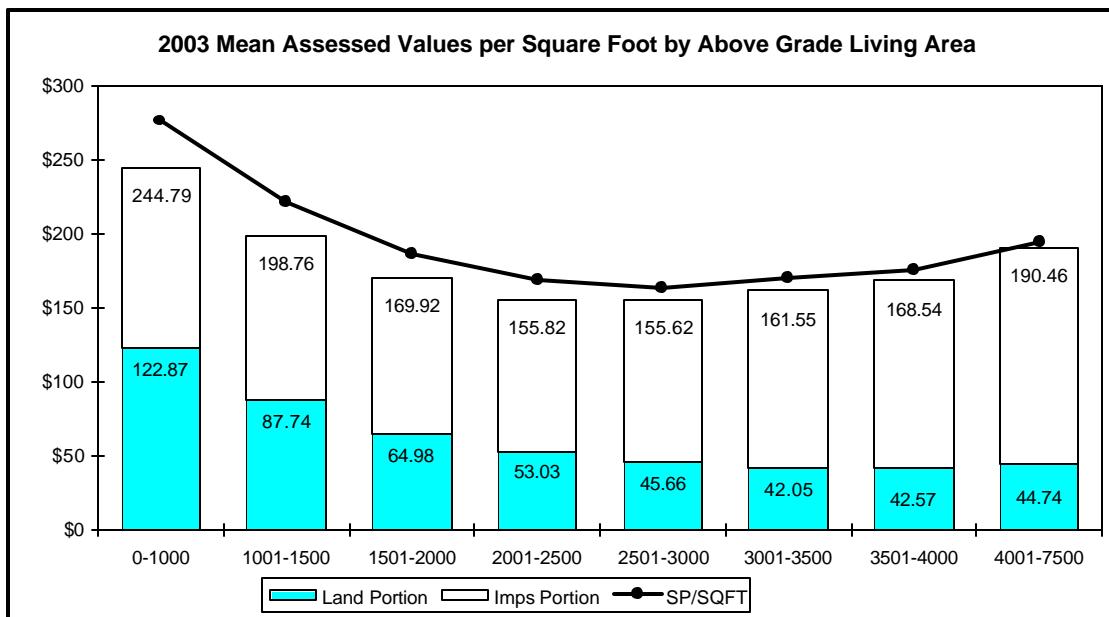
The sales sample frequency distribution follows the population distribution very closely with regard to Building Grade. This distribution is ideal for both accurate analysis and appraisals.

Comparison of 2003 and 2004 Per Square Foot Values by Year Built or Year Renovated



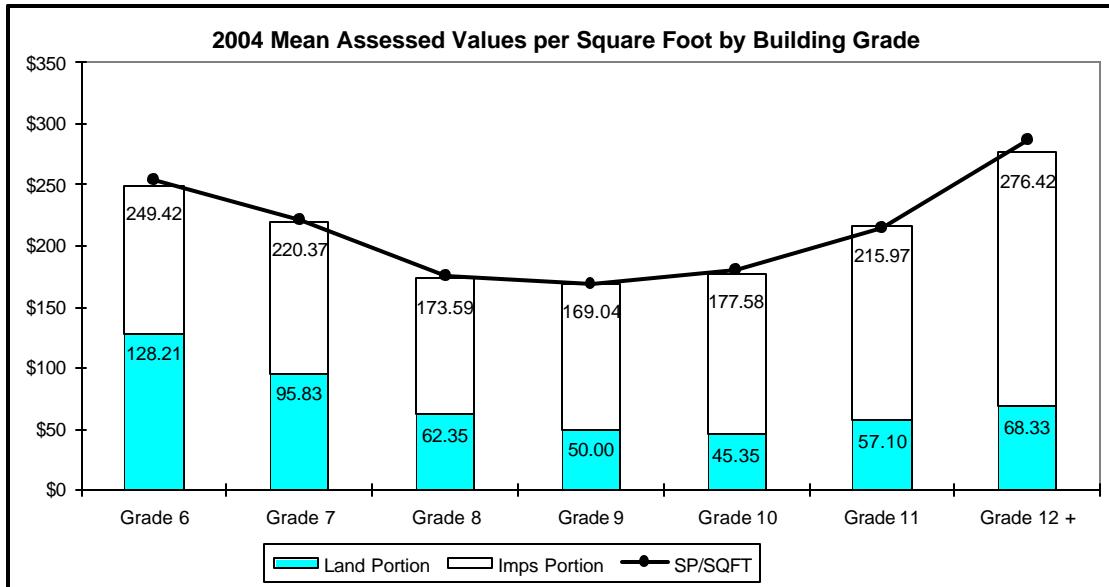
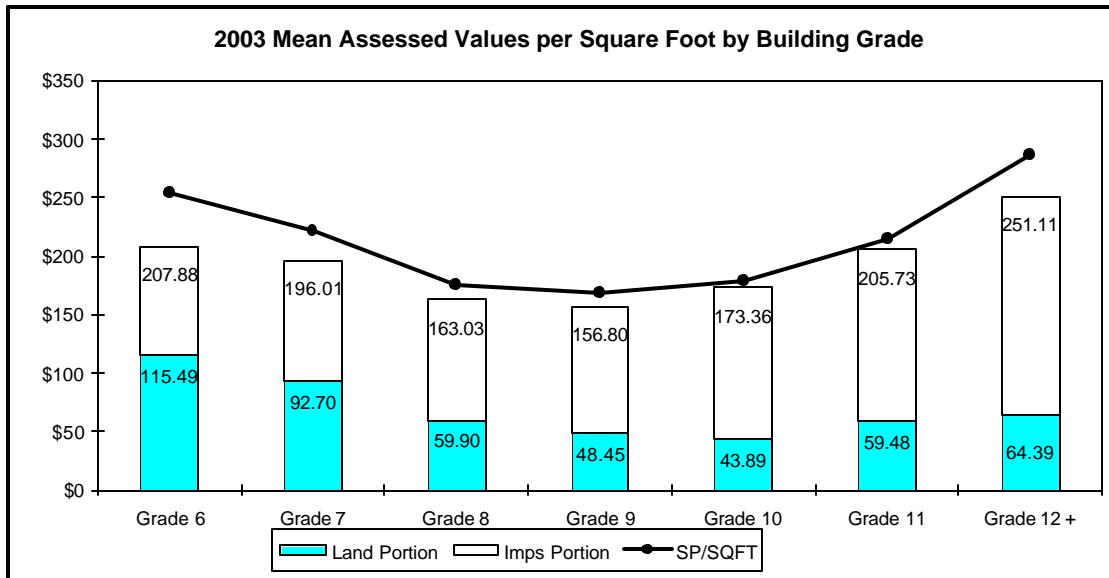
These charts clearly show an improvement in assessment level and uniformity by Year Built as a result of applying the 2004 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

Comparison of 2003 and 2004 Per Square Foot Values by Above Grade Living Area



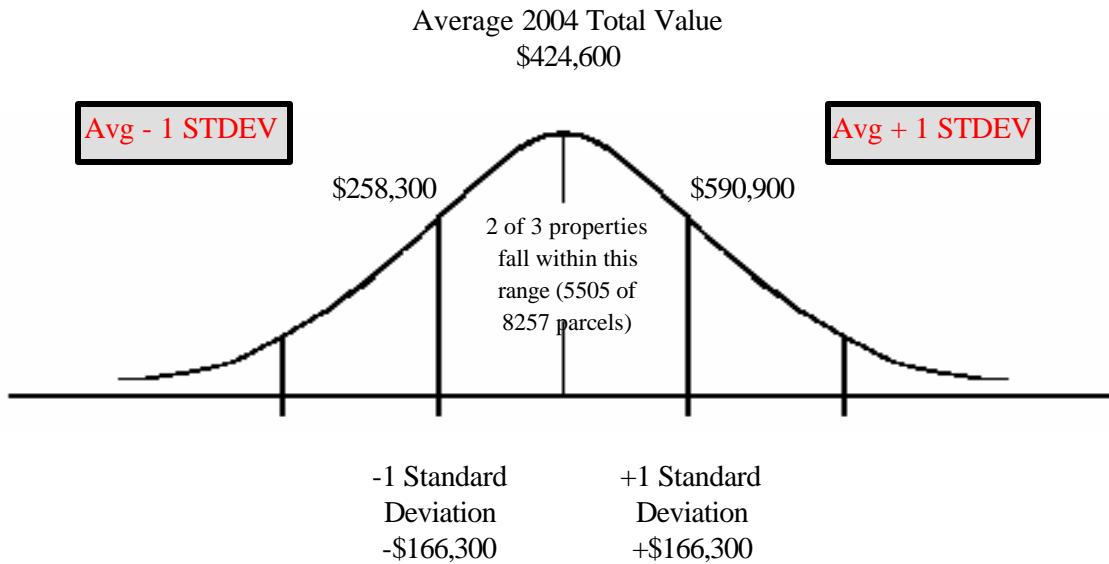
These charts clearly show an improvement in assessment level and uniformity by Above Grade Living Area as a result of applying the 2004 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

Comparison of 2003 and 2004 Per Square Foot Values by Grade



These charts clearly show an improvement in assessment level and uniformity by Building Grade as a result of applying the 2004 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

Population Summary



The chart above shows the average value for the population. Two of three parcels fall within the upper and lower value limits indicated.

The population summary above does not include sites with multiple buildings or mobile homes that were not included in the sales sample used to develop the valuation model. Parcels with 2003 or 2004 improvement values of \$10,000 or less were also excluded. These were not utilized because of the inaccurate ratios presented by them, since they are largely composed of previously vacant sites, or parcels with improvements which make relatively little contribution to total value.

Analysis Process

Highest and Best Use Analysis

As if vacant: Market analysis of the area, together with current zoning and current and anticipated use patterns, indicate the highest and best use of the overwhelming majority of the appraised parcels is single family residential. Any other opinion of highest and best use is specifically noted in our records, and would form the basis of the valuation of that specific parcel.

As if improved: Where any value for improvements, is part of the total valuation, we are of the opinion that the present improvements produce a higher value for the property than if the site was vacant. In appraisal theory, the present use is therefore the highest and best (as improved) of the subject property, though it could be an interim use.

Standards and Measurement of Data Accuracy: Sales were verified with the purchaser, seller or real estate agent, where possible. Current data was verified via field inspection and corrected. Data was collected and coded per the assessor's residential procedures manual.

Special Assumptions, Departures and Limiting Conditions

The sales comparison and cost approaches to value were considered for this mass appraisal valuation. After the sales verification process, the appraiser concluded that the market participants typically do not consider an income approach to value.

The following Departmental guidelines were considered and adhered to:

- ▣ Sales from 1/1/2002 to 12/31/2003 (at minimum) were considered in all analyses.
- ▣ No market trends (market condition adjustments, time adjustments) were applied to sales prices. Models were developed without market trends. The utilization of two years of market information without time adjustments, averaged any net changes over that time period.
- ▣ This report intends to meet the requirements of the Uniform Standards of Professional Appraisal Practice, Standard 6.

Identification of the Area

Name or Designation:

Area Name: North Sammamish

Boundaries:

This area is bounded by the Redmond/Fall City Road on the north, East Lake Sammamish Parkway on the west, Issaquah/Pine Lake Road on the south and southeast to SE 8th Street, and 252nd Avenue NE on the east.

Maps:

A general map of the area is included in this report. More detailed Assessor's maps are located on the 7th floor of the King County Administration Building.

Area Description:

Area 35 is located on the west side as well as the north end of the Sammamish Plateau. A handful of the properties along East Lake Sammamish Parkway have waterfront rights and three are waterfront properties. Approximately 90% of the improved properties are in established plats. Most of the properties are in the City of Sammamish with the rest under King County jurisdiction. 87% of the properties in this area are improved. The quality of the homes range from grade 4 to grade 13 with grades 8 or 9 making up over 60% of the population. A vast majority of the homes have been built since 1970 and new plats continue to be developed. The mean sales price for the previous two years is \$444,100. A water moratorium has been in affect since the mid 1990's. A lottery drawing occurs twice a year for available water permits. Since 2000, enough water certificates have been issued for over 2400 new homes. Also, over 1700 new parcels have been created since the last physical inspection revalue in 1998.

Preliminary Ratio Analysis

A Ratio Study was completed just prior to the application of the 2004 recommended values. This study benchmarks the current assessment level using 2003 posted values. The study was also repeated after application of the 2004 recommended values. The results are included in the validation section of this report, showing an improvement in the COV from 9.86% to 8.52%.

Scope of Data

Land Value Data:

Vacant sales from 1/2002 to 1/2004 were given primary consideration for valuing land. As more and more vacant land is developed, the number of land sales declines. As a result, vacant land sales from area 69 were also looked at as support for the land model in this area.

Most of the plats are fully developed and very few vacant land sales exist for this category of properties. Plats were valued utilizing land sales from competing areas and the Land Allocation technique as guidelines.

Improved Parcel Total Value Data:

Sales information is obtained from excise tax affidavits and reviewed initially by the Accounting Division, Sales Identification Section. Information is analyzed and investigated by the appraiser in the process of revaluation. All sales were verified if possible by calling either the purchaser or seller, inquiring in the field or calling the real estate agent. Characteristic data is verified for all sales if possible. Due to time constraints, interior inspections were limited. Sales are listed in the “Sales Used” and “Sales Removed” sections of this report. Additional information resides in the Assessor’s procedure manual located in the Public Information area of the King County Administration Building.

The Assessor maintains a cost model, which is specified by the physical characteristics of the improvement, such as first floor area, second floor area, total basement area, and number of bathrooms. The cost for each component is further calibrated to the 13 grades to account for quality of construction. Reconstruction Cost New (RCN) is calculated from adding up the cost of each component. Depreciation is then applied by means of a percent good table which is based on year built, grade, and condition, resulting in Reconstruction Cost New Less Depreciation (RCNLD). The appraiser can make further adjustments for obsolescence (poor floor plan, design deficiencies, external nuisances etc.) if needed. The Assessor’s cost model generates RCN and RCNLD for principle improvements and accessories such as detached garages and pools.

The Assessor’s cost model was developed by the King County Department of Assessments in the early 1970’s. It was recalibrated in 1990 to roughly approximate Marshall & Swift’s square foot cost tables, and is indexed annually to keep up with current costs.

Land Model

Model Development, Description and Conclusions

Land is valued as if vacant and available for it's highest and best use. There are about 9636 total parcels in area 35 (vacant and improved). Due to continuing development, less vacant land exists and fewer land sales were available for analysis. As a result, it was necessary to utilize land sales from area 69 as support for the development of the land model. Vacant land sales from area 69 were also utilized to develop the allocation tables that were used to help value the developed plates.

Tax lots were valued by analyzing the sales and developing base lot values for these parcels. Larger parcels of land most often sell with pre-plat approval which means the number of parcels to be developed has been determined. In these situations, the land will sell at a much higher value than ordinary parcels and will soon be followed by the development of the new plat. However, the larger parcels in this area were valued as raw land, and thus at a lower valuation, unless the parcel was known to have pre-plat approval.

The adjustments to the base land values were developed using matched pair analysis and are listed in this report under "Land Value Model Calibration".

During and after model development, field inspection was done to review models as necessary. Exceptions were appraised by direct sales comparison.

A list of vacant sales used and those considered not reflective of market are included in the following sections.

Land Value Model Calibration

Tax Lot Base Land Value

<i>Tax Lot Size</i>	<i>Value</i>	<i>Tax Lot Size</i>	<i>Value</i>
10,000 square feet	\$110,000	4.5 acres	\$340,000
15,000 square feet	\$115,000	5 acres	\$355,000
20,000 square feet	\$125,000	5.5 acres	\$373,000
25,000 square feet	\$138,000	6 acres	\$409,000
30,000 square feet	\$150,000	6.5 acres	\$435,000
35,000 square feet	\$160,000	7 acres	\$460,000
1 acre	\$175,000	7.5 acres	\$485,000
1.5 acre	\$210,000	8 acres	\$510,000
2 acres	\$240,000	8.5 acres	\$535,000
2.5 acres	\$260,000	9 acres	\$561,000
3 acres	\$285,000	9.5 acres	\$586,000
3.5 acres	\$305,000	10 acres	\$611,000
4 acres	\$325,000	10 + acres	\$25,000 for each additional acre

Base Land Values for Inglewood Hill Plat

Lot Size	Value
5,000 square feet without sewer service	\$15,000
5,000 square feet with sewer service	\$70,000
7,500 square feet with existing improvement	\$80,000
10,000 square feet without sewer service	\$80,000
10,000 square feet with sewer service	\$90,000
12,000 square feet either septic or sewer	\$100,000
15,000 square feet either septic or sewer	\$105,000

Note: A parcel below 10,000 square foot in size is considered to be unbuildable without sewer.

Sub	Major	Name	Count	Value Range
2	031950	Autumn Wind	75	\$120,000
2	104150	Brandt's Add 1	2	\$160,000
2	111850	Broadmore Estates	49	\$120,000 - \$150,000
2	124110	Burke-Farrar's Kirkland #19	40	\$108,000 - \$528,000
2	131103	Camden Park	57	\$210,000 - \$355,000
2	131104	Camden Park Div 2	6	\$420,000
2	133085	Canterberry South	16	\$120,000 - \$130,000
2	142530	Cascade Sunrise	22	\$115,000 - \$126,000
2	158700	Chrysalis Estates	16	\$130,000 - \$210,000
2	159200	Cimarron Div 1	110	\$120,000 - \$125,000
2	170305	Columbia at Sammamish Highlands	55	\$100,000 - \$120,000
2	178540	The Country	85	\$115,000 - \$126,000
2	182930	The Crest on the Plateau	59	\$110,000 - \$132,000
2	185490	Crosswater	81	\$120,000 - \$130,000

Sub	Major	Name	Count	Value Range
2	193905	Deer Ridge	16	\$110,000
				\$115,000 -
2	193910	Deerfield Div 1	71	\$126,000
2	193911	Deerfield Div 2	32	\$115,000
2	193912	Deerfield Div 3	59	\$115,000
				\$115,000 -
2	193913	Deerfield Div 4	75	\$126,000
				\$110,000 -
2	195440	Demery Hill Div 1	54	\$121,000
				\$110,000 -
2	195441	Demery Hill Div 2	35	\$121,000
				\$110,000 -
2	195442	Demery Hill Div 3	43	\$344,000
				\$110,000 -
2	195443	Demery Hill Div 4	40	\$121,000
2	195444	Demery Hill Div 5	33	\$110,000
				\$145,000 -
2	205010	Dobbs Mill	47	\$253,000
2	225390	Eden's Glen	20	\$110,000
2	232700	Eltovar	12	\$124,000
				\$110,000 -
2	240550	Evanscreek Pond	23	\$121,000
2	256134	Firstmark Div 5	15	\$105,000
				\$110,000 -
2	287290	Green Acres	54	\$121,000
				\$120,000 -
2	290930	Greens at Beaver Crest	94	\$135,000
				\$118,000 -
2	306640	Hampton Woods	116	\$129,000
				\$118,000 -
2	306641	Hampton Woods Div 2	97	\$129,000
				\$120,000 -
2	321600	Hecate Hill	14	\$192,000
				\$115,000 -
2	322460	Heights at Beaver Crest	51	\$120,000
2	325990	Heritage Heights	21	\$110,000
				\$115,000 -
2	327589	Hidden Ridge at High Point	92	\$126,000
				\$110,000 -
2	357840	Inglewood Glen	179	\$140,000
2	437940	Llama Landing	88	\$120,000
				\$115,000 -
2	554770	Ming Square	31	\$125,000
2	570630	Mountain Sun Estates	13	\$120,000
				\$125,000 -
2	571190	Muirfield	33	\$135,000
2	613450	North Camden	32	\$115,000
				\$140,000 -
2	635260	Old Mill Point	76	\$154,000
2	660022	Pacific Estates	82	\$115,000 -

Sub	Major	Name	Count	Value Range
				\$126,000
2	664400	Park Glen	15	\$110,000 - \$121,000
2	664620	Park Hill East	81	\$110,000 - \$121,000
2	681780	Plateau Estates	149	\$108,000 - \$118,000
2	681781	Plateau Estates #2	41	\$108,000 - \$118,000
2	681785	Plateau Point	15	\$110,000 - \$140,000
2	697995	Quail Ridge	4	\$110,000
2	741200	Rosaia Estates	16	\$110,000 - \$115,000
2	750400	Sahalee #1	141	\$20,000 - \$170,000
2	750401	Sahalee #2	103	\$122,000 - \$170,000
2	750402	Sahalee #3	162	\$122,000 - \$170,000
2	750403	Sahalee #4	23	\$122,000 - \$170,000
2	750404	Sahalee #5	21	\$122,000 - \$140,000
2	750405	Sahalee Greens	14	\$122,000 - \$170,000
2	750406	Sahalee Greens #2	11	\$122,000 - \$170,000
2	750410	Sahalee Hills Div 1	170	\$110,000 - \$121,000
2	750411	Sahalee Hills Div 2	91	\$110,000
2	750415	Sahalee Park	12	\$122,000
2	750420	Sahalee Village	25	\$87,000 - \$89,000
2	750440	Sahalee Woods	89	\$112,000 - \$120,000
2	750446	Sahara Hills	23	\$112,000
2	751070	Salal Ridge	12	\$120,000
2	752499	Sammamish Court	8	\$260,000 - \$375,000
2	752500	Sammamish Crest	12	\$110,000 - \$121,000
2	752505	Sammamish Firs	16	\$110,000
2	752535	Sammamish Heights Estates	12	\$125,000 - \$165,000
2	752595	Sammamish Sunset	23	\$250,000 - \$340,000
2	752700	Sammamish View Park	30	\$115,000 - \$218,000
2	771580	Shannonwood	138	\$115,000 - \$230,000

Sub	Major	Name	Count	Value Range
2	800147	Sterlingwood	69	\$138,000 - \$200,000
2	807720	Suffield Div 1	57	\$115,000 - \$126,000
2	807721	Suffield Div 2	85	\$115,000
2	807840	Summer Ridge Div 1	50	\$110,000
2	807841	Summer Ridge Div 2	50	\$110,000 - \$121,000
2	807842	Summer Ridge Div 3	28	\$110,000 - \$121,000
2	807843	Summer Ridge Div 3	48	\$110,000
2	807844	Summer Ridge Div 4	20	\$110,000
2	807845	Summer Ridge Div 6	68	\$110,000 - \$121,000
2	807846	Summer Ridge Div 7	90	\$110,000 - \$121,000
2	807848	Summer Ridge Park	13	\$110,000 - \$121,000
2	815585	Swan Ridge	22	\$120,000 - \$340,000
2	815800	Sweden Glen	9	\$110,000
2	856296	Tamee Glen	12	\$110,000
2	863575	Three Willows	158	\$110,000 - \$125,000
2	863576	Three Willows Div 2	63	\$95,000
2	865148	Timberline Highlands	64	\$118,000 - \$177,000
2	865149	Timberline Heights Div 2	9	\$125,000 - \$137,000
2	865150	Timberline #1	120	\$118,000 - \$130,000
2	865151	Timberline #2	154	\$115,000 - \$136,000
2	865152	Timberline #3	51	\$115,000 - \$142,000
2	865153	Timberline #4	52	\$118,000 - \$236,000
2	865154	Timberline # 5	25	\$116,000 - \$127,000
2	865155	Timberline # 6	7	\$115,000
2	865158	Timberline Park	96	\$120,000 - \$132,000
2	865159	Timberline Ridge Div 1	7	\$586,000
2	865161	Timberline Ridge Div 2	206	\$130,000 - \$400,000
2	867730	Tree Farm	94	\$120,000
2	896197	Vistas at Beaver Crest	60	\$115,000 - \$120,000
2	896198	Vistas at Beaver Crest Div 2	40	\$115,000 - \$120,000

Sub	Major	Name	Count	Value Range
2	920650	Weber's Ridge	27	\$130,000 - \$157,000
2	941640	Willamette at Sammamish Highlands	48	\$115,000 - \$125,000
3	012100	Alexander Farm	15	\$140,000 - \$245,000
3	025540	Arbors at Pine Lake	27	\$132,000 - \$165,000
3	029020	Asbery Place	27	110,000
3	029362	Ashton Woods	29	\$130,000 - \$143,000
3	029376	Aspen Meadows	54	\$147,000 - \$191,000
3	031850	Autumn Meadows	38	\$96,000 - \$109,000
3	050900	Balmoral Div 1	10	\$170,000 - \$230,000
3	111730	Broadmore Acres	9	\$142,000 - \$152,000
3	113750	Brookmont	21	\$107,000 - \$422,000
3	124010	Burke-Farrar's Kirkland #17	78	\$91,000 - \$433,000
3	124070	Burke-Farrar's Kirkland #18	84	\$102,000 - \$596,000
3	131042	Cambria	21	\$134,000 - \$187,000
3	131380	Cameron Woods	19	\$150,000 - \$165,000
3	138510	Carlton Heights	40	\$129,000 - \$258,000
3	147315	Cedarwood Lane	12	\$117,000 - \$245,000
3	224970	Eden Creek Estates	9	\$90,000 - \$150,000
3	224985	Eden Glen	15	\$115,000 - \$240,000
3	225150	Eden View	31	\$98,000 - \$126,000
3	241370	Evergreen Garden	13	\$115,000
3	256132	Firstmark Div 3	15	\$89,000 - \$105,000
3	256133	Firstmark Div 4	14	\$89,000 - \$105,000
3	256135	Firstmark Div 6	7	\$89,000 - \$105,000
3	329560	Highland Creek Estates Div 1	30	\$136,000 - \$149,000
3	329561	Highland Creek Estates Div 2	53	\$136,000 - \$149,000
3	329960	Highland Ridge	31	\$137,000 - \$143,000
3	329961	Highland Ridge Div 2	62	\$137,000 - \$230,000
3	357470	Inglemoor	9	\$89,000 - \$105,000
3	357520	Inglewood Acres	10	\$133,000 - \$157,000

Sub	Major	Name	Count	Value Range
3	357530	Inglewood Add	526	\$10,000 - \$300,000
3	358250	Inglewood Ridge	27	\$60,000 - \$143,000
3	375250	Joy Luck	11	\$130,000 - \$143,000

3	381450	Kempton Downs Div 1	30	\$136,000 - \$761,000
3	381451	Kempton Downs Div 2	28	\$136,000
3	395680	Lac Riant	24	\$200,000
3	432360	Lincolnshire #1	8	\$90,000 - \$112,000
3	432370	Lincolnshire #1	24	\$107,000 - \$112,000
3	440360	Loree Estates	35	\$182,000 - \$299,000
3	556970	Monohan Park Add	21	\$132,000 - \$250,000
3	558140	Montage	61	\$119,000 - \$262,000
3	605465	New Country Estates	57	\$100,000 - \$110,000
3	605550	New Monohan Add	21	\$115,000 - \$201,000
3	644180	Outlook Park	17	\$112,000
3	644580	Overdale Park	31	\$36,000 - \$259,000
3	644600	Overdale Park #2	36	\$36,000 - \$177,000
3	644620	Overdale Park #3	77	\$40,000 - \$177,000
3	664595	Park Hill	13	\$190,000 - \$255,000
3	671090	Peregrine Point	19	\$135,000 - \$460,000
3	679330	Pine View	27	\$135,000
3	724820	Rhodes Squires Add	3	\$115,000
3	738470	Rockmeadow Farm	43	\$350,000 - \$510,000
3	750418	Sahalee South	18	\$122,000
3	752540	Sammamish Highlands Div 1	19	\$135,000 - \$150,000
3	752541	Sammamish Highlands Div 2	21	\$135,000 - \$150,000
3	752542	Sammamish Highlands Div 3	19	\$135,000 - \$150,000
3	752553	Sammamish 95	95	\$130,000 - \$249,000
3	752720	Sammamish Wood Highlands	51	\$124,000 - \$186,000
3	752740	Sammamish Woods	21	\$154,000
3	752741	Sammamish Woods 2	20	\$154,000
3	752742	Sammamish Woods 3	20	\$154,000
3	779658	Simone Wood	4	\$487,000

Sub	Major	Name	Count	Value Range
3	788090	South Hampton Estates	12	\$110,000 - \$115,000
3	796440	Stanton Wood	6	\$110,000 - \$132,000
3	796441	Stanton Woods Div 2	10	\$110,000
3	812360	Sunrise summit	11	\$175,000 - \$265,000
3	856290	Tamarack Assessor's Plat 1, 2, 3	195	\$15,000 - \$325,000
3	864440	Tiburon Estates	46	\$127,000 - \$159,000
3	865360	Tlinget Add	29	\$150,000 - \$260,000
3	883570	Uplands on the Plateau	40	\$145,000 - \$303,000
3	892010	View Point Park	36	\$30,000 - \$240,000
3	918630	Washington Park East	62	\$150,000
3	918651	Washington Park Estates Div 2	9	\$170,000 - \$182,000
3	920100	Waverly Hills Add	61	\$62,000 - \$250,000
3	920110	Waverly Hill #2	32	\$79,000 - \$250,000

Adjustments

View Adjustments

View Type	% Increase to Base	View Type	% Increase to Base
Excellent Lake	100%	Good Mountain	30%
Good Lake	75%	Average Mountain	20%
Average Lake/Territory	65%	Excellent Territory	25%
Average Lake	50%	Good Territory	20%
Fair Lake	25%	Average Territory	10%
Excellent Mountain	35%		

Note: If a property has an average or fair lake coding as well as a mountain and/or territorial view coding, it will receive the lake view adjustment along with $\frac{1}{2}$ of the mountain or territory view adjustment.

Road Nuisance (High Traffic)

East Lake Sammamish	Less 10% to 20% (larger amount if drive is off E Lake Sammamish or if small lot).
Inglewood and Louis Thompson Roads	Less 15% if driveway has access off Inglewood and Louis Thompson roads. Less 12% if driveway has access off side road.
228 th Ave NE (south of NE 8 th)	Less 10% to 15% (larger percentage if driveway access is off 228 th Ave NE (south of NE 8 th) or is a small lot and lower percentage if driveway access is off a side road).
212 th Ave and 212 th Way	Less 15% if driveway has access off 212 th Ave and 212 th Way roads. Less 12% if driveway has access off side road.
Redmond/Fall City Road	Less 25%.
Issaquah/Pine Lake Road	Less 15% if driveway has access off Issaquah/Pine Lake road. Less 12% if driveway has access off side road.

Road Access

Access to property by unpaved road	Less 10% to 20% depending on length of access.
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Road Easements Across Property

Less 10% to 20% depending on extent of easement

Slope and Wetland

Apply the base lot value to the useable area, which is determined by physical inspection and/or documentation, and add the contributory value of the impacted area.

No Perk

Reduce value by 50% if square footage is greater than 5,000.

Golf Course

Increase value by 40%.

Irregularly Shaped Lots

Less 10% to 20% depending on shape and usability.

Vacant Sales Used In This Physical Inspection Analysis
Area 35

Sub Area	Major	Minor	Sale Date	Sales Price	Lot Size	View	Waterfront
2	124010	0156	10/17/03	\$158,000	38860	N	N
2	131104	0050	7/29/03	\$425000	137819	N	N
2	158700	0040	9/11/03	\$250000	15077	N	N
2	158700	0040	11/21/03	\$295000	15077	N	N
2	158700	0050	11/12/02	\$230000	14545	Y	N
2	185490	0470	8/6/03	\$660000	7027	N	N
2	185490	0480	7/11/03	\$1155000	6538	N	N
2	185490	0490	7/11/03	\$1155000	5909	N	N
2	185490	0500	8/6/03	\$660000	8888	N	N
2	185490	0510	5/12/03	\$1320000	7197	N	N
2	185490	0520	5/12/03	\$1320000	9297	N	N
2	185490	0530	5/12/03	\$1320000	9932	N	N
2	185490	0540	5/12/03	\$1320000	12897	N	N
2	185490	0550	6/10/03	\$660000	8906	N	N
2	185490	0560	6/10/03	\$660000	7347	N	N
2	185490	0570	5/12/03	\$1320000	6762	N	N
2	185490	0580	5/12/03	\$1320000	7707	N	N
2	185490	0590	5/12/03	\$1320000	9463	N	N
2	185490	0600	5/12/03	\$1320000	7844	N	N
2	185490	0610	7/11/03	\$1155000	9274	N	N
2	185490	0620	6/10/03	\$660000	11440	N	N
2	185490	0630	6/10/03	\$660000	9277	N	N
2	185490	0640	8/6/03	\$660000	7991	N	N
2	185490	0650	7/11/03	\$1155000	7749	N	N
2	185490	0660	7/11/03	\$1155000	7724	N	N
2	185490	0670	7/11/03	\$1155000	7860	N	N
2	185490	0680	7/11/03	\$1155000	7633	N	N
2	185490	0690	8/6/03	\$660000	7640	N	N
2	202506	9049	5/9/03	\$235000	219978	Y	N
2	222506	9072	9/4/03	\$110000	240451	N	N
2	232506	9032	11/6/03	\$225000	18741	N	N
2	232506	9114	11/6/03	\$215000	18730	N	N
2	232700	0060	2/25/03	\$170000	15144	N	N
2	232700	0070	5/9/02	\$189900	16870	N	N
2	262506	9044	10/7/02	\$340000	111511	N	N
2	262506	9050	8/15/02	\$520000	129548	N	N
2	262506	9051	5/22/02	\$340000	230626	N	N
2	262506	9054	8/15/02	\$520000	88063	N	N
2	272506	9072	4/7/03	\$240000	85813	N	N
2	290930	0850	10/6/03	\$455000	8761	N	N

Vacant Sales Used In This Physical Inspection Analysis
Area 35

Sub Area	Major	Minor	Sale Date	Sales Price	Lot Size	View	Waterfront
2	290930	0880	10/7/03	\$135000	9162	N	N
2	352506	9018	4/22/02	\$1150000	552340	N	N
2	352506	9031	4/22/02	\$1150000	211701	N	N
2	352506	9032	4/22/02	\$1150000	228690	N	N
2	352506	9033	4/22/02	\$1150000	245242	N	N
2	352506	9034	4/22/02	\$1150000	228690	N	N
2	613450	0010	2/21/02	\$369950	7602	N	N
2	752535	0010	9/19/03	\$195000	11357	N	N
2	752535	0020	9/19/03	\$195000	18657	N	N
2	865161	1470	5/23/03	\$598000	7866	N	N
3	029362	0290	2/8/02	\$800000	13907	N	N
3	052406	9110	2/8/02	\$800000	213444	N	N
3	052406	9115	5/5/03	\$289000	78843	N	N
3	062406	9115	2/18/03	\$148000	74052	N	N
3	082406	9098	11/13/03	\$115000	23086	N	N
3	124070	0085	12/10/03	\$170000	38178	N	N
3	172406	9022	11/21/02	\$115000	29830	Y	N
3	212406	9002	1/4/02	\$50000	170457	N	N
3	322506	9313	3/4/02	\$163000	11133	Y	N
3	329961	0350	6/18/03	\$206329	8100	Y	N
3	332506	9015	4/15/02	\$2000000	411354	N	N
3	332506	9080	4/15/02	\$2000000	667079	N	N
3	332506	9098	4/15/02	\$2000000	59677	N	N
3	332506	9176	3/7/03	\$195000	74923	N	N
3	357530	1005	5/30/03	\$400000	7094	N	N
3	357530	1010	5/30/03	\$400000	10161	Y	N
3	357530	1295	9/29/03	\$48000	5000	N	N
3	357530	1782	12/4/02	\$349000	7500	Y	N
3	357530	2050	12/4/02	\$349000	7500	Y	N
3	357530	2285	1/8/03	\$180000	13000	Y	N
3	357530	2396	11/3/03	\$90000	10000	N	N
3	357530	2732	7/2/03	\$58000	13000	N	N
3	357530	2996	2/12/03	\$49590	10000	N	N
3	357530	3427	6/23/03	\$129950	12500	N	N
3	357530	3925	7/2/03	\$60000	16250	N	N
3	357530	3975	11/14/03	\$75000	10000	N	N
3	357530	4370	1/28/03	\$15000	6000	N	N
3	357530	5509	5/21/03	\$372500	17500	N	N
3	357530	5510	5/21/03	\$372500	7500	N	N
3	357530	5710	12/16/02	\$86000	10000	N	N
3	664595	0030	2/21/02	\$218000	14401	N	N
3	664595	0040	2/21/02	\$455000	12993	N	N
3	664595	0050	2/21/02	\$455000	18054	N	N
3	664595	0070	1/9/03	\$255000	38012	Y	N
3	664595	0080	12/5/02	\$482000	16427	Y	N
3	664595	0090	8/7/02	\$740000	17853	Y	N

Vacant Sales Used In This Physical Inspection Analysis
Area 35

Sub Area	Major	Minor	Sale Date	Sales Price	Lot Size	View	Waterfront
3	664595	0100	8/7/02	\$740000	20155	Y	N
3	664595	0110	8/7/02	\$740000	20498	Y	N
3	664595	0120	12/5/02	\$482000	27468	Y	N
3	856290	0040	8/2/02	\$509000	11340	N	N
3	856290	0050	8/2/02	\$509000	10800	N	N
3	856290	0190	5/5/03	\$114600	11340	N	N
3	856290	0580	10/29/03	\$79137	11424	Y	N
3	856290	1220	4/16/02	\$79100	15423	N	N
3	856290	1890	12/15/03	\$82000	10720	N	N
3	883570	0390	12/10/02	\$210000	24009	Y	N

Vacant Sales Removed From This Physical Inspection Analysis
Area 35

Sub Area	Major	Minor	Sale Date	Sales Price	Comments
2	124010	0130	10/17/03	\$540000	MULTI-PARCEL SALE; BUILDER OR DEVELOPER SALES;
2	124010	0130	10/28/03	\$800000	MULTI-PARCEL SALE; BUILDER OR DEVELOPER SALES;
2	124010	0130	10/28/03	\$800000	MULTI-PARCEL SALE; BUILDER OR DEVELOPER SALES;
2	124010	0135	10/28/03	\$800000	MULTI-PARCEL SALE; BUILDER OR DEVELOPER SALES;
2	131104	0010	3/12/03	\$450000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
2	185490	0010	6/26/02	\$6900000	PRELIMINARY SHORTPLAT APPROVAL;
2	185490	0020	6/26/02	\$6900000	PRELIMINARY SHORTPLAT APPROVAL;
2	185490	0030	6/26/02	\$6900000	PRELIMINARY SHORTPLAT APPROVAL;
2	185490	0040	6/26/02	\$6900000	PRELIMINARY SHORTPLAT APPROVAL;
2	185490	0050	6/26/02	\$6900000	MULTI-PARCEL SALE; PRELIMINARY SHORTPLAT APPROVAL;
2	185490	0060	6/26/02	\$6900000	PRELIMINARY SHORTPLAT APPROVAL;
2	185490	0070	6/26/02	\$6900000	MULTI-PARCEL SALE; PRELIMINARY SHORTPLAT APPROVAL;
2	185490	0080	6/26/02	\$6900000	MULTI-PARCEL SALE; PRELIMINARY SHORTPLAT APPROVAL;
2	185490	0090	6/26/02	\$6900000	PRELIMINARY SHORTPLAT APPROVAL;
2	185490	0100	6/26/02	\$6900000	MULTI-PARCEL SALE; PRELIMINARY SHORTPLAT APPROVAL;
2	185490	0110	6/26/02	\$6900000	MULTI-PARCEL SALE; PRELIMINARY SHORTPLAT APPROVAL;
2	185490	0120	6/26/02	\$6900000	MULTI-PARCEL SALE; PRELIMINARY SHORTPLAT APPROVAL;
2	185490	0130	6/26/02	\$\$6900000	MULTI-PARCEL SALE; PRELIMINARY SHORTPLAT APPROVAL;
2	185490	0140	6/26/02	\$6900000	MULTI-PARCEL SALE; PRELIMINARY SHORTPLAT APPROVAL;
2	185490	0150	6/26/02	\$6900000	MULTI-PARCEL SALE; PRELIMINARY SHORTPLAT APPROVAL;
2	185490	0160	6/26/02	\$6900000	MULTI-PARCEL SALE; PRELIMINARY SHORTPLAT APPROVAL;
2	185490	0170	6/26/02	\$6900000	PRELIMINARY SHORTPLAT APPROVAL;
2	185490	0180	6/26/02	\$6900000	MULTI-PARCEL SALE; PRELIMINARY SHORTPLAT APPROVAL;
2	185490	0190	6/26/02	\$6900000	PRELIMINARY SHORTPLAT APPROVAL;
2	185490	0200	6/26/02	\$6900000	MULTI-PARCEL SALE; PRELIMINARY SHORTPLAT APPROVAL;
2	185490	0210	6/26/02	\$6900000	MULTI-PARCEL SALE; PRELIMINARY SHORTPLAT APPROVAL;
2	185490	0220	6/26/02	\$6900000	PRELIMINARY SHORTPLAT APPROVAL;
2	185490	0230	6/26/02	\$6900000	PRELIMINARY SHORTPLAT APPROVAL;
2	185490	0240	6/26/02	\$6900000	MULTI-PARCEL SALE; PRELIMINARY SHORTPLAT APPROVAL;
2	185490	0250	6/26/02	\$6900000	MULTI-PARCEL SALE; PRELIMINARY SHORTPLAT APPROVAL;

Vacant Sales Removed From This Physical Inspection Analysis
Area 35

Sub Area	Major	Minor	Sale Date	Sales Price	Comments
					APPROVAL;
2	185490	0260	6/26/02	\$6900000	MULTI-PARCEL SALE; PRELIMINARY SHORTPLAT APPROVAL;
2	185490	0270	6/26/02	\$6900000	MULTI-PARCEL SALE; PRELIMINARY SHORTPLAT APPROVAL;
2	185490	0280	6/26/02	\$6900000	PRELIMINARY SHORTPLAT APPROVAL;
2	185490	0290	6/26/02	\$6900000	PRELIMINARY SHORTPLAT APPROVAL;
2	185490	0300	6/26/02	\$6900000	MULTI-PARCEL SALE; PRELIMINARY SHORTPLAT APPROVAL;
2	185490	0310	6/26/02	\$6900000	PRELIMINARY SHORTPLAT APPROVAL;
2	185490	0320	6/26/02	\$6900000	MULTI-PARCEL SALE; PRELIMINARY SHORTPLAT APPROVAL;
2	185490	0330	6/26/02	\$6900000	MULTI-PARCEL SALE; PRELIMINARY SHORTPLAT APPROVAL;
2	185490	0340	6/26/02	\$6900000	MULTI-PARCEL SALE; PRELIMINARY SHORTPLAT APPROVAL;
2	185490	0350	6/26/02	\$6900000	PRELIMINARY SHORTPLAT APPROVAL;
2	185490	0360	6/26/02	\$6900000	PRELIMINARY SHORTPLAT APPROVAL;
2	185490	0370	6/26/02	\$6900000	PRELIMINARY SHORTPLAT APPROVAL;
2	185490	0380	6/26/02	\$6900000	PRELIMINARY SHORTPLAT APPROVAL;
2	185490	0390	6/26/02	\$6900000	MULTI-PARCEL SALE; PRELIMINARY SHORTPLAT APPROVAL;
2	185490	0400	6/26/02	\$6900000	PRELIMINARY SHORTPLAT APPROVAL;
2	185490	0410	6/26/02	\$6900000	PRELIMINARY SHORTPLAT APPROVAL;
2	185490	0420	6/26/02	\$6900000	PRELIMINARY SHORTPLAT APPROVAL;
2	185490	0430	6/26/02	\$6900000	MULTI-PARCEL SALE; PRELIMINARY SHORTPLAT APPROVAL;
2	185490	0440	6/26/02	\$6900000	MULTI-PARCEL SALE; PRELIMINARY SHORTPLAT APPROVAL;
2	185490	0450	6/26/02	\$6900000	MULTI-PARCEL SALE; PRELIMINARY SHORTPLAT APPROVAL;
2	185490	0460	6/26/02	\$6900000	PRELIMINARY SHORTPLAT APPROVAL;
2	185490	0700	9/11/03	\$660000	CORPORATE AFFILIATES; BUILDER OR DEVELOPER SALES;
2	185490	0710	9/11/03	\$660000	CORPORATE AFFILIATES; BUILDER OR DEVELOPER SALES;
2	185490	0720	9/11/03	\$660000	CORPORATE AFFILIATES; BUILDER OR DEVELOPER SALES;
2	185490	0730	9/11/03	\$660000	CORPORATE AFFILIATES; BUILDER OR DEVELOPER SALES;
2	192506	9021	8/1/03	\$447500	NO MARKET EXPOSURE; MULTI-PARCEL SALE;
2	202506	9010	8/1/03	\$75000	CORPORATE AFFILIATES; MULTI-PARCEL SALE;
2	202506	9043	8/1/03	\$75000	CORPORATE AFFILIATES; MULTI-PARCEL SALE;
2	225390	0010	6/4/02	\$125000	BUILDER OR DEVELOPER SALES;
2	225390	0020	6/4/02	\$500000	BUILDER OR DEVELOPER SALES;
2	225390	0030	3/4/02	\$1250000	MULTI-PARCEL SALE; BUILDER OR DEVELOPER SALES;
2	225390	0040	3/4/02	\$1250000	MULTI-PARCEL SALE; BUILDER OR DEVELOPER SALES;
2	225390	0050	3/4/02	\$1250000	BUILDER OR DEVELOPER SALES;
2	225390	0060	3/4/02	\$1250000	MULTI-PARCEL SALE; BUILDER OR DEVELOPER SALES;
2	225390	0070	3/4/02	\$1250000	BUILDER OR DEVELOPER SALES;
2	225390	0080	3/4/02	\$1250000	MULTI-PARCEL SALE; BUILDER OR DEVELOPER SALES;

Vacant Sales Removed From This Physical Inspection Analysis
Area 35

Sub Area	Major	Minor	Sale Date	Sales Price	Comments
2	225390	0090	3/4/02	\$1250000	BUILDER OR DEVELOPER SALES;
2	225390	0100	3/4/02	\$1250000	BUILDER OR DEVELOPER SALES;
2	225390	0110	6/4/02	\$500000	MULTI-PARCEL SALE; BUILDER OR DEVELOPER SALES;
2	225390	0120	5/6/02	\$500000	MULTI-PARCEL SALE; BUILDER OR DEVELOPER SALES;
2	225390	0130	5/6/02	\$500000	MULTI-PARCEL SALE; BUILDER OR DEVELOPER SALES;
2	225390	0140	6/4/02	\$500000	BUILDER OR DEVELOPER SALES;
2	225390	0150	3/4/02	\$1250000	MULTI-PARCEL SALE; BUILDER OR DEVELOPER SALES;
2	225390	0160	5/6/02	\$500000	MULTI-PARCEL SALE; BUILDER OR DEVELOPER SALES;
2	225390	0170	6/4/02	\$500000	MULTI-PARCEL SALE; BUILDER OR DEVELOPER SALES;
2	225390	0180	3/4/02	\$1250000	MULTI-PARCEL SALE; BUILDER OR DEVELOPER SALES;
2	225390	0190	5/6/02	\$500000	MULTI-PARCEL SALE; BUILDER OR DEVELOPER SALES;
2	232700	0010	4/25/02	\$389800	MULTI-PARCEL SALE;
2	232700	0040	4/25/02	\$389800	MULTI-PARCEL SALE;
2	232700	0050	4/25/02	\$389800	MULTI-PARCEL SALE;
2	232700	0100	1/23/03	\$164406	CORPORATE AFFILIATES;
2	232700	0110	4/25/02	\$389800	MULTI-PARCEL SALE;
2	262506	9058	5/1/02	\$165000	BUILDER OR DEVELOPER SALES;
2	272506	9161	6/21/02	\$250000	NO MARKET EXPOSURE; RELATED PARTY, FRIEND,
2	272506	9162	12/14/02	\$390000	MULTI-PARCEL SALE; BUILDER OR DEVELOPER SALES;
2	272506	9163	12/14/02	\$390000	BUILDER OR DEVELOPER SALES;
2	272506	9164	12/14/02	\$390000	MULTI-PARCEL SALE; BUILDER OR DEVELOPER SALES;
2	613450	0070	4/1/02	\$1085000	MULTI-PARCEL SALE; BUILDER OR DEVELOPER SALES;
2	613450	0080	4/1/02	\$1085000	MULTI-PARCEL SALE; BUILDER OR DEVELOPER SALES;
2	613450	0090	4/1/02	\$1085000	MULTI-PARCEL SALE; BUILDER OR DEVELOPER SALES;
2	613450	0100	4/1/02	\$1085000	MULTI-PARCEL SALE; BUILDER OR DEVELOPER SALES;
2	613450	0110	6/4/02	\$930000	BUILDER OR DEVELOPER SALES;
2	613450	0120	6/4/02	\$930000	MULTI-PARCEL SALE; BUILDER OR DEVELOPER SALES;
2	613450	0130	6/4/02	\$930000	BUILDER OR DEVELOPER SALES;
2	613450	0140	6/4/02	\$930000	BUILDER OR DEVELOPER SALES;
2	613450	0150	6/4/02	\$930000	MULTI-PARCEL SALE; BUILDER OR DEVELOPER SALES;
2	613450	0160	6/4/02	\$930000	MULTI-PARCEL SALE; BUILDER OR DEVELOPER SALES;
2	613450	0170	4/1/02	\$1085000	MULTI-PARCEL SALE; BUILDER OR DEVELOPER SALES;
2	613450	0250	4/1/02	\$1085000	BUILDER OR DEVELOPER SALES;
2	613450	0260	4/1/02	\$1085000	MULTI-PARCEL SALE; BUILDER OR DEVELOPER SALES;
2	752535	0010	9/19/03	\$195000	BUILDER OR DEVELOPER SALES;
2	752535	0020	9/19/03	\$195000	BUILDER OR DEVELOPER SALES;
2	752535	0040	10/17/03	\$540000	MULTI-PARCEL SALE; BUILDER OR DEVELOPER SALES;
2	752535	0070	10/17/03	\$540000	BUILDER OR DEVELOPER SALES;
2	752535	0080	10/17/03	\$540000	MULTI-PARCEL SALE; BUILDER OR DEVELOPER SALES;
2	752700	0020	1/14/03	\$10000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;
2	752700	0150	2/24/03	\$320114	QUIT CLAIM DEED; MULTI-PARCEL SALE
2	752700	0300	2/24/03	\$320114	QUIT CLAIM DEED; MULTI-PARCEL SALE
2	865161	1900	1/16/03	\$175000	BUILDER OR DEVELOPER SALES;
3	052406	9004	5/19/03	\$4610100	PARTIAL INTEREST (1/3, 1/2, Etc.); MULTI-PARCEL SALE
3	052406	9013	5/19/03	\$4610100	PARTIAL INTEREST (1/3, 1/2, Etc.); MULTI-PARCEL SALE
3	052406	9016	5/19/03	\$4610100	PARTIAL INTEREST (1/3, 1/2, Etc.); MULTI-PARCEL SALE

Vacant Sales Removed From This Physical Inspection Analysis
Area 35

Sub Area	Major	Minor	Sale Date	Sales Price	Comments
3	052406	9033	3/27/02	\$100000	PARTIAL INTEREST (1/3, 1/2, Etc.); MULTI-PARCEL SALE;
3	052406	9033	4/5/02	\$50000	PARTIAL INTEREST (1/3, 1/2, Etc.); MULTI-PARCEL SALE;
3	052406	9117	3/27/02	\$100000	PARTIAL INTEREST (1/3, 1/2, Etc.); MULTI-PARCEL SALE;
3	052406	9117	4/5/02	\$50000	PARTIAL INTEREST (1/3, 1/2, Etc.); MULTI-PARCEL SALE;
3	052406	9118	3/27/02	\$100000	PARTIAL INTEREST (1/3, 1/2, Etc.); MULTI-PARCEL SALE;
3	052406	9118	4/5/02	\$50000	PARTIAL INTEREST (1/3, 1/2, Etc.); MULTI-PARCEL SALE;
3	062406	9050	3/6/02	\$975000	NO MARKET EXPOSURE;
3	072406	9068	10/16/02	\$1080000	PRESALE; IMP. CHARACTERISTICS CHANGED SINCE SALE
3	072406	9085	10/16/02	\$1080000	PRESALE; IMP. CHARACTERISTICS CHANGED SINCE SALE
3	082406	9098	4/15/03	\$300000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
3	082406	9153	4/15/03	\$300000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
3	124070	0022	10/1/02	\$303000	MULTI-PARCEL SALE;
3	124070	0028	3/23/02	\$375000	NON-REPRESENTATIVE SALE;
3	124070	0028	1/10/03	\$137500	QUIT CLAIM DEED; MULTI-PARCEL SALE;
3	124070	0033	1/10/03	\$137500	QUIT CLAIM DEED; MULTI-PARCEL SALE;
3	162406	9028	5/10/02	\$480000	NO MARKET EXPOSURE;
3	222406	9025	12/16/02	\$310000	MULTI-PARCEL SALE; BUILDER OR DEVELOPER SALES;
3	222406	9153	8/12/03	\$65000	NO MARKET EXPOSURE;
3	222406	9156	12/16/02	\$310000	MULTI-PARCEL SALE; BUILDER OR DEVELOPER SALES;
3	272406	9208	5/20/02	\$25252429	BUILDER OR DEVELOPER SALES;
3	272406	9209	10/21/03	\$19379532	BUILDER OR DEVELOPER SALES;
3	357530	1245	9/5/02	\$111111	NON-REPRESENTATIVE SALE;
3	357530	2645	4/12/02	\$30000	CONTRACT OR CASH SALE;
3	856290	1100	10/1/02	\$303000	MULTI-PARCEL SALE;
3	883570	0380	9/30/03	\$200000	NO MARKET EXPOSURE;

Improved Parcel Total Value Model:

Model Development, Description and Conclusions

Most sales were field verified and characteristics updated prior to model development. Additionally, all sales from 1/2002 to 12/31/2003 were given equal consideration and weight in the model. The assessment level sought in this valuation is 100% of market as mandated by the governing jurisdiction.

The sales sample represents the population quite well for most characteristics. There are more sales proportionally of newer homes in the sales sample than in the population. This occurs as a result of new homes selling at a faster rate than the general population. This, however, is not deemed to be a concern and not significant enough to skew the sales sample. Charts, which illustrate these representations, are included in the executive summary section of this report.

This report does not include any market trends. Only sales for the previous 2 years (2002 and 2003) were utilized to minimize the affect of excessive trends upon the assessed value.

A single multiplicative model was developed for this area, calibrated using market sales. The analysis of this area consisted of a general review of applicable property characteristics such as base land value, plats, building grade, baths, age, condition, stories, living area, covered parking, views, lot size, road nuisances, topography, sub-areas and others. The results indicated that the following variables improved the level of assessment and uniformity:

Plats 029020 (Asbery Place), 131103 (Camden Park), 225390 (Eden's Glen), base land value, age, building grade, condition, covered parking and living area. In addition, adjustments to the following plats were made:

193910 (Deerfield Div 1), 306640 (Hampton Woods), 558140 (Montage), 664620 (Park Hill East), 863575 (Three Willows), 941640 (Willamette at Sammamish Highlands), 635260 (Old Mill Point), 807843 (Summer Ridge Div 4), 807846 (Summer Ridge Div 6), 856290 (Tamarack Assessor's Plat 1, 2 & 3) and 865151 (Timberline #1).

The complete area model equation and exception parcel parameters are included under "Total Value Improvement Parcel Model" on the next page. The exception parcels were valued utilizing the total value model, cost models, and market sales as indicators of value.

Under all circumstances, appraiser judgment was used to determine the applicability of the model to any particular parcel.

The improved parcel total value models are included later in this report.

Improved Parcel Total Value Model Calibration

Base Land	= Natural log of base land value divided by 1000
Grade	= Natural log of the exponential of grade
Good Condition	= If the condition is good than the natural log of 10
Year built or renovated	= Log natural of the year built or renovate year less 1900 plus one and divided by 10
Old Age	= If age is greater than 34 (improvement older than 1970) than natural log of 10
Excess covered parking	= If total covered parking (basement garage, attached garage, detached garage and carports) is greater than 500 square feet, than log natural of square footage divided by 10 plus one.
Grade 7	= If the grade is a 7, than natural log of the exponential of 10
First Floor	= Log natural of the first floor living area divided by 100
Floor above first	= Natural log of 2 nd floor + half floor + upper floors divided by 100 +1
Finished Basement	= Natural log of finished basement area divided by 100 +1
Plat Number 029020	= If number is 029020, than natural log of 10
Plat Number 131103	= If number is 131103, than natural log of 10
Plat Number 225390	= If number is 225390, than natural log of 10
The following plats were adjusted after the application of the EMV model:	
Plat Number 193910	= -10%
Plat Number 306640	= -8%
Plat Number 558140	= -12%
Plat Number 664620	= -8%
Plat Number 863575	= -8%
Plat Number 941640	= -8%
Plat Number 635260	= +9%
Plat Number 807843	= +9%
Plat Number 807846	= +6%
Plat Number 856290	= +9%
Plat Number 865150	= +7%

Improved Parcel Valuation Model

.1043285+ 5.448049E-02*Plat029020-.0657841*Plat131103+ .4267541*BaseLand+ 4.148853E-02*OldAge+ .8134214*YrBltRen+ 9.071726E-02*Grade+ 2.835376E-02*Good+ 5.403915E-03*ExcessCvdPkg+ .3779998*FstFlr+ 9.649511E-02*FlrAboveFst+ 6.003965E-02*FinBsmt+.1084706*Grade7-.0485953*Plat225390

Total Value = Exponential of the sum of coefficients times 1000

Truncate the result to “000”

Then: Select Land Value = Base Land Value

Select Improvement Value = EMV (estimated market value) – Select Land Value

Exceptions:

Number of buildings	<>1
Lot size	<3000 square feet or >3 acres
Building grade	<grade 7
% Complete	% complete <100%
Obsolescence	Obsolescence >0
Unfinished floor area	Unfinished floor area >0
Net condition	Net condition >0
Condition	Condition <Average or = very good
Multiple improvements	Number of improvements >1
Mobile Home	Mobile Home >0
Total EMV	<Base land value

Exception Parcel Valuation

Grades below 7	Contributory value
Poor condition	EMV times .86
Fair condition	EMV times .94
Very good condition	EMV times 1.25
Multiple improvements	EMV on 1 st improvement + cost of other improvements
Unfinished floor area	EMV reduced by 50% of the value of the unfinished floor area
% complete	EMV times the % complete
Net condition	EMV times the net condition
Mobile Homes	Valued using Boeckh mobile home valuation calculator

Glossary for Improved Sales

Condition: Relative to Age and Grade

1= Poor	Many repairs needed. Showing serious deterioration
2= Fair	Some repairs needed immediately. Much deferred maintenance.
3= Average	Depending upon age of improvement; normal amount of upkeep for the age of the home.
4= Good	Condition above the norm for the age of the home. Indicates extra attention and care has been taken to maintain
5= Very Good	Excellent maintenance and updating on home. Not a total renovation.

Residential Building Grades

Grades 1 - 3	Falls short of minimum building standards. Normally cabin or inferior structure.
Grade 4	Generally older low quality construction. Does not meet code.
Grade 5	Lower construction costs and workmanship. Small, simple design.
Grade 6	Lowest grade currently meeting building codes. Low quality materials, simple designs.
Grade 7	Average grade of construction and design. Commonly seen in plats and older subdivisions.
Grade 8	Just above average in construction and design. Usually better materials in both the exterior and interior finishes.
Grade 9	Better architectural design, with extra exterior and interior design and quality.
Grade 10	Homes of this quality generally have high quality features. Finish work is better, and more design quality is seen in the floor plans and larger square footage.
Grade 11	Custom design and higher quality finish work, with added amenities of solid woods, bathroom fixtures and more luxurious options.
Grade 12	Custom design and excellent builders. All materials are of the highest quality and all conveniences are present
Grade 13	Generally custom designed and built. Approaching the Mansion level. Large amount of highest quality cabinet work, wood trim and marble; large entries.

Improved Sales Used In This Physical Inspection Analysis
Area 35

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built /Ren	Cond	Lot Size	View	Water-front	Situs Address
002	681780	0090	4/18/03	\$244,000	710	440	7	1981	3	10642	N	N	22917 NE 24TH PL
002	681781	0390	9/12/03	\$258,000	760	440	7	1985	3	11247	N	N	2709 229TH PL NE
002	681780	0690	7/2/03	\$217,000	770	0	7	1981	3	10957	N	N	23028 NE 28TH ST
002	681780	0600	4/25/03	\$210,000	770	0	7	1981	3	10190	N	N	23014 NE 27TH ST
002	681780	0940	10/11/02	\$210,000	770	0	7	1982	3	10973	N	N	2913 230TH AV NE
002	681781	0290	7/8/02	\$225,500	770	0	7	1983	3	14109	N	N	3023 229TH PL NE
002	681781	0010	7/30/02	\$210,000	770	0	7	1981	3	10760	N	N	2716 229TH PL NE
002	681780	0360	7/17/03	\$248,000	780	340	7	1981	3	10389	N	N	23106 NE 25TH WY
002	681780	0450	7/12/02	\$239,000	780	470	7	1981	3	12570	N	N	2533 231ST AV NE
002	681780	0430	1/9/03	\$235,000	800	380	7	1981	3	11794	N	N	2540 231ST AV NE
002	681780	0640	11/26/03	\$262,300	810	380	7	1981	3	11731	N	N	23023 NE 28TH ST
002	681780	0570	12/29/03	\$261,950	810	380	7	1981	3	13266	N	N	23036 NE 27TH ST
002	681780	0570	7/19/02	\$232,000	810	380	7	1981	3	13266	N	N	23036 NE 27TH ST
002	681780	1200	3/21/03	\$225,000	810	380	7	1981	3	10274	N	N	22935 NE 27TH PL
002	681780	1280	3/21/02	\$234,950	820	440	7	1984	3	13514	N	N	2611 229TH PL NE
002	681780	1010	3/11/02	\$239,000	830	420	7	1983	3	10348	N	N	2707 230TH AV NE
002	681780	0420	8/21/03	\$262,500	850	430	7	1981	3	10975	N	N	2536 231ST AV NE
002	681780	0390	6/13/02	\$244,950	850	430	7	1981	3	11462	N	N	2524 231ST AV NE
002	681780	0530	9/17/02	\$243,450	850	430	7	1981	3	11851	N	N	23015 NE 27TH ST
002	681780	0010	9/11/02	\$230,200	850	430	7	1985	3	11100	N	N	22809 NE 25TH WY
002	681781	0200	10/9/02	\$247,000	850	430	7	1984	3	11851	N	N	3021 230TH PL NE
002	771580	1140	10/17/02	\$228,000	860	400	7	1981	3	8640	N	N	1725 211TH PL NE
002	771580	0130	10/22/02	\$244,950	880	620	7	1981	3	7200	N	N	1726 211TH PL NE
002	681781	0220	8/27/02	\$240,000	900	430	7	1984	3	11572	N	N	3005 230TH PL NE
002	771580	1320	8/27/02	\$275,000	910	680	7	1981	3	7200	N	N	1747 211TH WY NE
002	681780	0930	7/18/03	\$246,500	940	260	7	1982	3	11296	N	N	2919 230TH AV NE

Improved Sales Used In This Physical Inspection Analysis
Area 35

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built /Ren	Cond	Lot Size	View	Water-front	Situs Address
002	681780	0520	7/3/02	\$236,900	940	260	7	1981	3	10700	N	N	23005 NE 27TH ST
002	681781	0280	4/14/03	\$249,950	940	240	7	1983	3	16371	N	N	3029 229TH PL NE
002	681781	0340	10/31/02	\$235,000	940	240	7	1984	3	12472	N	N	2921 229TH PL NE
002	771580	1120	6/12/02	\$236,500	950	280	7	1981	3	7315	N	N	1737 211TH PL NE
002	681781	0040	3/7/02	\$242,950	980	240	7	1981	3	10532	N	N	2912 229TH PL NE
002	681780	0760	5/23/02	\$251,000	990	240	7	1983	3	10576	N	N	23023 NE 29TH ST
002	771580	0070	7/14/03	\$259,000	1020	440	7	1981	4	8550	N	N	1711 211TH PL NE
002	771580	1000	7/5/02	\$259,950	1040	440	7	1981	3	9300	N	N	1716 211TH WY NE
002	771580	0340	2/21/03	\$250,000	1040	280	7	1982	3	9525	N	N	21120 NE 18TH ST
002	660022	0660	4/26/02	\$225,000	1050	0	7	1982	3	11713	N	N	2018 228TH PL NE
002	681780	0900	7/22/03	\$251,000	1050	0	7	1984	3	14929	N	N	2922 230TH AV NE
002	681780	1350	7/24/03	\$232,000	1050	0	7	1984	3	10735	N	N	22843 NE 26TH ST
002	681780	0770	4/29/02	\$237,500	1060	0	7	1983	3	10658	N	N	23029 NE 29TH ST
002	660022	0220	2/26/02	\$225,000	1080	0	7	1982	4	13652	N	N	2406 231ST PL NE
002	664400	0070	11/12/02	\$252,450	1130	0	7	1987	3	7522	N	N	1812 225TH PL SE
002	752700	0220	9/15/03	\$449,000	1140	1140	7	1968	4	19500	Y	N	5305 190TH PL NE
002	771580	1250	5/14/03	\$270,000	1160	550	7	1981	3	7800	N	N	1706 209TH PL NE
002	771580	0460	3/6/02	\$259,000	1180	530	7	1983	3	8930	N	N	1809 211TH CT NE
002	681780	0170	7/8/03	\$279,950	1190	380	7	1983	3	12266	N	N	22914 NE 24TH PL
002	660022	0750	12/10/02	\$245,000	1210	0	7	1981	4	12957	N	N	22814 NE 21ST PL
002	664400	0010	5/8/03	\$280,500	1220	330	7	1987	3	9635	N	N	22455 NE 18TH ST
002	664400	0120	5/16/02	\$245,000	1220	290	7	1987	3	10428	N	N	1807 225TH PL NE
002	124110	0005	3/28/02	\$271,500	1230	800	7	1979	4	44633	N	N	23016 SE 1ST ST
002	771580	0490	6/21/02	\$290,000	1240	720	7	1982	3	8075	N	N	1818 211TH WY NE
002	771580	0430	6/13/03	\$280,000	1250	620	7	1984	3	9135	N	N	1831 211TH CT NE
002	262506	9045	4/1/03	\$525,000	1260	1800	7	1983	3	118410	N	N	25119 NE 18TH ST
002	660022	0130	12/13/02	\$256,950	1270	0	7	1981	3	11982	N	N	2316 228TH PL NE
002	681780	1120	2/28/02	\$269,500	1270	310	7	1984	3	9418	N	N	22930 NE 25TH WY
002	660022	0080	6/4/03	\$212,200	1280	0	7	1982	3	15028	N	N	2305 228TH PL NE
002	222506	9042	12/11/03	\$320,000	1300	0	7	1981	3	109335	N	N	2811 244TH AV NE

Improved Sales Used In This Physical Inspection Analysis
Area 35

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built /Ren	Cond	Lot Size	View	Water-front	Situs Address
002	681780	1070	5/24/02	\$269,950	1310	240	7	1983	3	10356	N	N	22963 NE 26TH PL
002	771580	0290	4/28/03	\$284,950	1340	530	7	1982	3	8512	N	N	1839 211TH PL NE
002	752700	0070	8/13/03	\$305,000	1350	600	7	1974	3	19430	N	N	5328 190TH PL NE
002	660022	0780	9/3/02	\$317,300	1380	480	7	1983	3	11921	N	N	2121 229TH AV NE
002	660022	0700	1/8/02	\$222,000	1390	0	7	1984	3	17219	N	N	2011 228TH PL NE
002	681780	0410	9/8/03	\$289,995	1390	0	7	1981	4	10847	N	N	2532 231ST AV NE
002	232506	9054	9/10/03	\$266,450	1396	0	7	1940	3	111949	N	N	24841 NE REDMOND-FALL CITY RD
002	182506	9070	5/17/02	\$260,000	1410	0	7	1978	3	29200	N	N	5027 192ND PL NE
002	660022	0640	5/24/02	\$274,900	1460	0	7	1982	3	12188	N	N	22825 NE 21ST PL
002	660022	0790	9/3/02	\$273,000	1460	0	7	1982	3	11480	N	N	22819 NE 22ND ST
002	771580	1080	2/14/02	\$244,950	1460	0	7	1982	4	7957	N	N	21125 NE 18TH ST
002	681780	1130	1/30/02	\$265,000	1480	0	7	1984	3	13244	N	N	22924 NE 25TH WY
002	172506	9066	6/25/02	\$345,500	1500	1500	7	1959	3	43560	N	N	20430 NE 50TH ST
002	771580	0390	6/19/03	\$266,500	1520	0	7	1984	3	14080	N	N	1830 211TH CT NE
002	570630	0030	8/1/02	\$299,900	1530	300	7	1987	3	16039	N	N	23229 NE 10TH PL
002	771580	0400	4/1/02	\$255,000	1550	0	7	1987	3	9758	N	N	1836 211TH CT NE
002	272506	9110	2/19/03	\$247,500	1560	0	7	1977	4	22950	N	N	1123 244TH AV NE
002	771580	1030	3/4/03	\$279,950	1620	0	7	1983	4	8125	N	N	1734 211TH WY NE
002	771580	1370	7/14/03	\$272,500	1650	0	7	1982	4	6780	N	N	1709 211TH WY NE
002	752505	0160	11/18/03	\$299,950	1660	0	7	1981	4	12184	N	N	22013 NE 18TH ST
002	272506	9071	12/14/02	\$420,000	1680	1200	7	1978	4	60010	N	N	23627 NE 22ND ST
002	222506	9062	4/16/02	\$224,000	1790	0	7	1971	4	18414	N	N	24300 NE 25TH ST
002	272506	9119	11/21/02	\$355,000	2060	0	7	1979	3	61855	N	N	24203 NE 14TH ST
002	660022	0010	8/18/03	\$298,000	2110	0	7	1981	3	14226	N	N	22804 NE 22ND ST
002	357840	1530	3/12/03	\$260,000	1000	470	8	1983	3	10560	N	N	22519 NE 12TH PL
002	357840	1470	3/21/02	\$265,000	1000	730	8	1983	3	10204	N	N	1223 225TH AV NE
002	357840	0920	5/15/02	\$302,950	1010	460	8	1980	3	11167	N	N	22025 NE 15TH ST
002	357840	0330	9/10/03	\$234,000	1010	0	8	1980	3	10838	N	N	22306 NE 14TH DR
002	357840	1370	9/23/02	\$264,900	1010	460	8	1980	3	12596	N	N	22417 NE 13TH CT
002	357840	0330	4/22/02	\$230,500	1010	0	8	1980	3	10838	N	N	22306 NE 14TH DR

Improved Sales Used In This Physical Inspection Analysis
Area 35

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built /Ren	Cond	Lot Size	View	Water-front	Situs Address
002	357840	1670	4/25/03	\$226,000	1010	0	8	1981	3	12464	N	N	22509 NE 14TH DR
002	357840	1780	11/19/03	\$225,000	1010	0	8	1981	3	13639	N	N	22729 NE 12TH PL
002	357840	0700	2/20/02	\$249,000	1010	460	8	1981	3	11700	N	N	1340 222ND PL NE
002	357840	0710	5/6/02	\$214,950	1010	0	8	1982	3	14183	N	N	1346 222ND PL NE
002	357840	0250	5/13/03	\$242,500	1010	460	8	1980	3	13709	N	N	1449 224TH AV NE
002	357840	0370	7/22/02	\$275,000	1020	730	8	1980	3	12696	N	N	22208 NE 14TH DR
002	357840	1680	1/29/02	\$249,900	1020	460	8	1982	3	11952	N	N	22517 NE 14TH DR
002	124010	0094	5/22/03	\$276,950	1050	280	8	1985	3	12219	N	N	21623 NE 16TH ST
002	771580	0500	5/24/02	\$268,250	1100	760	8	1983	3	7600	N	N	1826 211TH WY NE
002	750440	0220	5/5/03	\$297,950	1130	1010	8	1978	4	15483	N	N	21807 NE 17TH CT
002	807840	0390	1/16/02	\$276,950	1130	280	8	1984	3	7679	N	N	2525 233RD PL NE
002	287290	0410	4/28/03	\$295,000	1150	280	8	1983	3	9910	N	N	1837 226TH PL NE
002	771580	0980	2/7/03	\$290,000	1150	640	8	1981	3	7600	N	N	21018 NE 16TH ST
002	750440	0700	9/25/02	\$278,000	1160	890	8	1978	3	15324	N	N	21642 NE 18TH PL
002	807841	0270	5/12/03	\$295,000	1160	230	8	1987	3	8304	N	N	23235 NE 29TH CT
002	193905	0080	3/6/03	\$297,500	1180	260	8	1988	4	11317	N	N	22621 NE 14TH PL
002	195442	0360	11/4/02	\$255,000	1180	390	8	1988	3	6814	N	N	914 223RD CT NE
002	195442	0320	8/1/02	\$254,000	1180	390	8	1988	3	5909	N	N	22318 NE 9TH DR
002	325990	0080	7/15/03	\$304,000	1180	400	8	1991	3	7329	N	N	1707 221ST PL NE
002	325990	0030	8/13/02	\$299,900	1180	400	8	1991	3	7589	N	N	1735 221ST PL NE
002	357840	0170	9/10/02	\$223,000	1180	720	8	1983	3	18367	N	N	1422 224TH AV NE
002	741200	0080	12/19/02	\$311,000	1190	890	8	1986	3	49103	N	N	21831 NE 9TH ST
002	771580	0800	2/24/03	\$279,950	1190	600	8	1981	3	21525	N	N	1620 209TH PL NE
002	807840	0040	12/6/02	\$271,250	1220	370	8	1984	3	7875	N	N	2510 233RD PL NE
002	193905	0120	5/8/03	\$257,600	1230	0	8	1988	3	13963	N	N	22618 NE 14TH PL
002	865151	0430	7/23/03	\$300,000	1240	910	8	1982	3	12292	N	N	20720 NE 44TH ST
002	195440	0110	7/7/03	\$271,000	1250	0	8	1988	3	7566	N	N	22127 NE 9TH PL
002	195442	0330	7/24/02	\$255,000	1250	0	8	1988	3	7574	N	N	22308 NE 9TH DR
002	807840	0180	9/30/03	\$315,000	1250	480	8	1984	3	8437	N	N	2617 234TH AV NE
002	807840	0180	9/25/02	\$298,500	1250	480	8	1984	3	8437	N	N	2617 234TH AV NE

Improved Sales Used In This Physical Inspection Analysis
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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built /Ren	Cond	Lot Size	View	Water-front	Situs Address
002	195441	0280	1/16/03	\$299,000	1260	930	8	1988	3	9600	N	N	908 225TH CT NE
002	807840	0410	3/5/02	\$287,000	1260	490	8	1985	3	7808	N	N	2509 233RD PL NE
002	178540	0130	7/23/02	\$284,950	1270	340	8	1981	3	15062	N	N	22528 NE 23RD CT
002	357840	1020	4/30/03	\$284,989	1270	430	8	1983	3	9835	N	N	1518 220TH PL NE
002	771580	0180	5/28/02	\$244,500	1270	250	8	1982	3	7200	N	N	1804 211TH PL NE
002	357840	1260	9/10/03	\$317,300	1280	940	8	1983	3	9686	N	N	22423 NE 12TH CT
002	357840	0270	8/12/03	\$258,950	1300	0	8	1981	3	12731	N	N	1435 224TH AV NE
002	357840	0570	7/15/02	\$284,950	1320	420	8	1984	3	8940	N	N	22020 NE 12TH PL
002	357840	0880	2/28/02	\$270,000	1320	420	8	1984	3	9999	N	N	1316 220TH PL NE
002	357840	1450	1/24/02	\$274,000	1330	420	8	1984	3	9468	N	N	1239 225TH AV NE
002	807842	0160	2/25/03	\$306,500	1330	420	8	1987	3	7526	N	N	23411 NE 29TH PL
002	807845	0140	12/23/02	\$324,950	1330	480	8	1990	3	7140	N	N	23805 NE 25TH WY
002	807845	0090	6/26/02	\$314,000	1330	480	8	1990	3	7542	N	N	23621 NE 25TH WY
002	287290	0150	5/14/02	\$247,900	1340	0	8	1984	3	11553	N	N	22627 NE 19TH PL
002	865151	0360	2/24/03	\$262,000	1340	0	8	1984	3	9371	N	N	20932 NE 44TH ST
002	193905	0010	4/29/02	\$254,000	1350	0	8	1988	3	11892	N	N	1418 227TH PL NE
002	865151	0740	4/1/03	\$319,000	1350	340	8	1983	3	8896	N	N	4106 204TH AV NE
002	193905	0070	6/19/03	\$266,000	1360	0	8	1988	3	8438	N	N	22627 NE 14TH PL
002	193905	0030	7/10/02	\$250,000	1360	0	8	1988	3	12248	N	N	1404 227TH PL NE
002	807841	0370	12/3/02	\$278,000	1370	0	8	1985	3	7417	N	N	2713 233RD PL NE
002	750446	0030	11/1/02	\$325,000	1390	1010	8	1978	4	13382	N	N	1519 218TH PL NE
002	807843	0380	9/8/03	\$330,000	1390	650	8	1988	3	8065	N	N	23420 NE 28TH PL
002	178540	0160	5/30/02	\$289,950	1400	400	8	1981	3	15327	N	N	22601 NE 23RD PL
002	357840	0560	9/12/03	\$310,400	1400	510	8	1984	3	10029	N	N	22030 NE 12TH PL
002	178540	0490	1/8/02	\$280,000	1410	450	8	1982	3	13060	N	N	2002 224TH PL NE
002	357840	1130	10/17/03	\$305,200	1410	460	8	1983	3	9768	N	N	1313 220TH PL NE
002	357840	1430	3/10/03	\$285,500	1410	730	8	1981	3	13200	N	N	22431 NE 14TH DR
002	660022	0170	9/20/02	\$307,000	1410	510	8	1982	3	15411	N	N	2329 229TH AV NE
002	865151	0730	12/5/02	\$340,000	1410	580	8	1983	3	10287	N	N	20412 NE 41ST ST
002	865151	1410	5/20/03	\$324,500	1410	1260	8	1985	3	11146	N	N	4315 210TH PL NE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built /Ren	Cond	Lot Size	View	Water-front	Situs Address
002	357840	0100	5/12/03	\$319,000	1420	440	8	1984	3	14964	N	N	22520 NE 14TH DR
002	357840	0100	8/22/02	\$257,000	1420	440	8	1984	3	14964	N	N	22520 NE 14TH DR
002	865151	0630	12/16/02	\$339,000	1430	520	8	1983	3	11506	N	N	4010 204TH AV NE
002	865151	1330	9/4/03	\$334,950	1430	650	8	1985	3	11106	N	N	4325 210TH CT NE
002	750440	0040	5/9/02	\$297,950	1440	600	8	1978	3	12000	N	N	21635 NE 17TH PL
002	287290	0390	3/22/02	\$280,000	1450	360	8	1984	3	8158	N	N	1849 226TH PL NE
002	357840	1720	9/12/02	\$260,000	1460	520	8	1984	3	10425	N	N	22607 NE 12TH PL
002	195442	0420	7/30/02	\$259,500	1470	0	8	1987	3	6018	N	N	22206 NE 9TH DR
002	357840	0690	7/23/03	\$324,950	1470	520	8	1984	3	13045	N	N	1334 222ND PL NE
002	664620	0400	5/7/03	\$310,500	1470	380	8	1990	3	7206	N	N	22305 NE 17TH CT
002	865151	1420	11/21/03	\$340,000	1470	410	8	1984	3	10239	N	N	4307 210TH PL NE
002	272506	9113	9/2/03	\$329,000	1480	310	8	1979	3	52707	N	N	24225 NE 10TH ST
002	357840	0320	6/11/02	\$267,500	1480	0	8	1982	3	11606	N	N	1405 224TH AV NE
002	807841	0040	11/5/02	\$264,500	1480	0	8	1987	3	8000	N	N	2732 233RD PL NE
002	287290	0070	11/17/02	\$270,000	1490	0	8	1983	3	9313	N	N	1848 226TH PL NE
002	750440	0860	8/31/02	\$299,950	1510	780	8	1979	4	12000	N	N	1731 216TH PL NE
002	287290	0440	7/1/03	\$265,500	1520	0	8	1984	4	9608	N	N	1819 226TH PL NE
002	807840	0400	2/18/03	\$278,000	1520	0	8	1984	3	7693	N	N	2517 233RD PL NE
002	865154	0090	1/14/02	\$341,900	1540	420	8	1981	3	11919	N	N	3631 211TH PL NE
002	287290	0200	1/4/02	\$270,500	1550	0	8	1983	3	12466	N	N	22532 NE 19TH PL
002	807840	0060	5/13/02	\$285,000	1550	0	8	1984	3	7875	N	N	2526 233RD PL NE
002	807840	0030	8/5/03	\$279,950	1550	0	8	1984	3	8356	N	N	2502 233RD PL NE
002	807840	0290	5/8/02	\$269,000	1570	0	8	1985	3	8092	N	N	23406 NE 27TH ST
002	178540	0070	11/27/02	\$264,950	1580	0	8	1981	3	15033	N	N	22638 NE 23RD PL
002	195441	0080	4/29/03	\$300,000	1580	0	8	1987	3	9285	N	N	22454 NE 10TH ST
002	287290	0040	10/22/02	\$253,500	1580	0	8	1984	3	8556	N	N	22614 NE 18TH PL
002	178540	0780	6/18/03	\$320,000	1590	530	8	1984	3	18255	N	N	1950 226TH PL NE
002	195444	0170	10/22/03	\$327,000	1590	440	8	1988	3	8468	N	N	1121 221ST CT NE
002	195444	0130	7/1/02	\$305,000	1590	440	8	1988	3	8654	N	N	1124 221ST CT NE
002	807840	0330	10/14/02	\$287,500	1590	0	8	1985	3	8045	N	N	2707 233RD PL NE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built /Ren	Cond	Lot Size	View	Water-front	Situs Address
002	195443	0250	11/21/03	\$322,000	1600	550	8	1987	3	6212	N	N	917 224TH AV NE
002	357840	0470	3/1/02	\$283,000	1600	0	8	1982	3	16299	N	N	1235 224TH PL NE
002	195444	0280	5/7/02	\$295,500	1610	370	8	1987	3	6575	N	N	22213 NE 11TH PL
002	750410	0960	6/13/03	\$374,900	1610	680	8	1983	3	12495	N	N	22409 NE 25TH WY
002	865151	0340	8/9/02	\$348,500	1610	1610	8	1985	3	10369	N	N	21002 NE 44TH ST
002	195440	0180	2/18/02	\$256,000	1620	0	8	1987	3	7044	N	N	22116 NE 9TH PL
002	357840	1030	6/12/02	\$276,950	1620	0	8	1983	3	10125	N	N	1524 220TH PL NE
002	357840	0730	6/2/03	\$262,500	1620	0	8	1980	3	9449	N	N	22033 NE 16TH ST
002	162506	9063	4/23/02	\$382,900	1630	0	8	1984	3	43560	N	N	21241 NE 50TH ST
002	178540	0290	11/5/02	\$279,000	1630	0	8	1981	3	16345	N	N	2217 227TH AV NE
002	195443	0150	8/26/03	\$320,000	1630	530	8	1987	3	6495	N	N	933 224TH CT NE
002	195443	0240	7/12/02	\$272,000	1630	550	8	1987	3	6464	N	N	923 224TH AV NE
002	325990	0160	8/22/03	\$303,000	1630	0	8	1991	3	7940	N	N	1722 221ST PL NE
002	750440	0260	12/17/03	\$319,950	1630	910	8	1978	3	13073	N	N	1629 219TH PL NE
002	750440	0090	2/13/02	\$273,500	1640	880	8	1978	3	12000	N	N	21719 NE 18TH WY
002	807842	0180	9/22/03	\$312,000	1640	0	8	1988	3	7175	N	N	23423 NE 29TH PL
002	178540	0250	9/16/02	\$284,400	1650	0	8	1981	3	20531	N	N	2216 226TH PL NE
002	195441	0050	2/15/02	\$270,000	1650	0	8	1987	3	9965	N	N	22472 NE 10TH ST
002	750440	0270	6/25/02	\$310,000	1650	890	8	1978	3	13314	N	N	1615 219TH PL NE
002	750420	0170	1/9/03	\$239,900	1660	0	8	1978	3	5460	N	N	20803 NE 25TH ST
002	287290	0170	6/3/02	\$279,900	1670	0	8	1984	3	10431	N	N	22616 NE 19TH PL
002	750440	0420	8/20/03	\$330,000	1670	510	8	1978	3	12780	N	N	21814 NE 18TH WY
002	195441	0300	9/25/02	\$304,950	1680	0	8	1988	3	7477	N	N	916 225TH CT NE
002	195441	0310	2/27/02	\$284,950	1680	0	8	1987	3	8205	N	N	920 225TH CT NE
002	287290	0490	11/13/02	\$298,950	1680	0	8	1983	3	13142	N	N	22705 NE 18TH PL
002	287290	0360	11/4/03	\$286,000	1680	0	8	1984	3	11316	N	N	22517 NE 19TH ST
002	865152	0120	6/6/03	\$309,000	1680	0	8	1984	3	7815	N	N	21109 NE 42ND ST
002	195444	0110	5/14/02	\$314,950	1690	0	8	1988	3	8835	N	N	22118 NE 11TH PL
002	750440	0160	4/17/02	\$270,000	1690	0	8	1978	4	12587	N	N	21824 NE 17TH CT
002	357840	1160	3/25/03	\$278,875	1700	0	8	1984	3	12632	N	N	22007 NE 12TH PL

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built /Ren	Cond	Lot Size	View	Water-front	Situs Address
002	807840	0190	1/30/03	\$298,000	1700	0	8	1985	3	8307	N	N	2613 234TH AV NE
002	357840	1620	1/23/02	\$263,500	1710	0	8	1983	3	13594	N	N	22524 NE 12TH PL
002	660022	0600	9/12/02	\$274,000	1710	0	8	1985	3	13417	N	N	2017 230TH PL NE
002	750400	0970	10/17/02	\$298,500	1710	0	8	1972	3	12218	N	N	2409 SAHALEE DR W
002	865151	0890	9/23/02	\$285,500	1710	0	8	1984	3	9327	N	N	4227 205TH PL NE
002	807840	0160	12/9/03	\$340,000	1720	0	8	1985	3	8979	N	N	2625 234TH AV NE
002	750420	0030	1/10/03	\$220,000	1740	0	8	1971	3	3750	N	N	2408 SAHALEE DR W
002	863576	0400	11/14/03	\$269,950	1770	0	8	1999	3	3337	N	N	23995 SE 7TH LN
002	863576	0040	7/22/03	\$262,000	1770	0	8	1999	3	3993	N	N	714 239TH PL SE
002	863576	0060	10/28/02	\$261,950	1770	0	8	1999	3	4436	N	N	702 239TH PL SE
002	863576	0120	10/29/02	\$250,000	1770	0	8	1999	3	2936	N	N	23940 SE 7TH ST
002	865151	0240	6/19/03	\$324,950	1770	0	8	1984	3	10096	N	N	21035 NE 44TH ST
002	178540	0620	8/27/02	\$290,000	1780	0	8	1984	3	15002	N	N	2223 224TH PL NE
002	863575	1300	5/21/02	\$304,950	1790	0	8	1998	3	4200	N	N	508 239TH AV SE
002	287290	0020	5/19/03	\$274,500	1800	0	8	1984	3	8556	N	N	22712 NE 18TH PL
002	357840	1730	1/22/03	\$320,000	1800	0	8	1984	3	11069	N	N	22615 NE 12TH PL
002	195440	0370	2/22/02	\$297,950	1810	570	8	1990	3	6582	N	N	1007 221ST AV NE
002	750400	1180	8/19/03	\$410,000	1810	1280	8	1977	3	12495	N	N	2245 SAHALEE DR W
002	195444	0200	7/26/02	\$289,950	1820	0	8	1988	3	5938	N	N	1014 221ST AV NE
002	807843	0230	11/3/03	\$340,000	1820	0	8	1990	3	7592	N	N	23610 NE 27TH ST
002	807843	0420	1/30/03	\$326,000	1820	0	8	1988	3	8244	N	N	23435 NE 28TH PL
002	807843	0290	11/6/02	\$324,950	1820	0	8	1988	3	7035	N	N	2808 235TH PL NE
002	807845	0440	6/10/03	\$338,000	1820	0	8	1990	3	7008	N	N	2509 238TH CT NE
002	863576	0520	10/27/03	\$288,000	1820	0	8	1999	3	3393	N	N	750 239TH LN SE
002	863576	0050	6/30/03	\$277,000	1820	0	8	1999	3	3897	N	N	708 239TH PL SE
002	863576	0030	4/3/03	\$268,000	1820	0	8	1999	3	4046	N	N	720 239TH PL SE
002	863576	0560	4/30/03	\$265,000	1820	0	8	1999	3	3027	N	N	728 239TH LN SE
002	863576	0390	5/20/02	\$262,000	1820	0	8	1999	3	2948	N	N	23987 SE 7TH LN
002	865151	1230	12/17/03	\$365,000	1820	260	8	1984	3	9398	N	N	4303 209TH AV NE
002	865151	0040	11/18/02	\$316,000	1820	0	8	1984	3	9185	N	N	4127 209TH PL NE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built /Ren	Cond	Lot Size	View	Water-front	Situs Address
002	865151	1230	3/6/02	\$324,500	1820	260	8	1984	3	9398	N	N	4303 209TH AV NE
002	741200	0050	7/21/03	\$399,900	1830	1060	8	1985	4	13418	N	N	21836 NE 9TH ST
002	863576	0580	7/9/03	\$264,500	1830	0	8	1999	3	2839	N	N	23937 SE 7TH ST
002	863576	0170	6/24/03	\$262,000	1830	0	8	1999	3	4033	N	N	701 239TH LN SE
002	863576	0230	10/25/02	\$261,000	1830	0	8	1999	3	3217	N	N	737 239TH LN SE
002	863576	0600	10/17/02	\$261,000	1830	0	8	1999	3	2839	N	N	23953 SE 7TH ST
002	865151	1020	12/19/02	\$343,000	1830	0	8	1981	3	8801	N	N	20710 NE 42ND PL
002	807845	0630	6/6/03	\$339,000	1840	0	8	1991	3	8036	N	N	2432 234TH CT NE
002	287290	0430	1/15/03	\$305,000	1850	0	8	1982	3	8880	N	N	1825 226TH PL NE
002	807842	0200	5/16/03	\$334,950	1850	0	8	1987	3	8049	N	N	2825 235TH PL NE
002	178540	0150	6/23/03	\$329,990	1870	0	8	1985	3	15074	N	N	22529 NE 23RD CT
002	195440	0300	10/24/02	\$284,950	1880	0	8	1987	3	7692	N	N	22125 NE 10TH PL
002	660022	0490	4/12/03	\$309,950	1880	0	8	1987	3	11556	N	N	2024 230TH PL NE
002	807845	0610	3/12/03	\$348,000	1880	0	8	1990	3	7000	N	N	2442 234TH CT NE
002	865151	0120	5/17/02	\$337,500	1880	0	8	1983	3	8410	N	N	4112 209TH PL NE
002	195443	0290	12/4/02	\$308,000	1890	0	8	1990	3	8485	N	N	22401 NE 9TH DR
002	807842	0050	11/17/03	\$344,000	1890	0	8	1988	3	8499	N	N	2813 234TH PL NE
002	807844	0010	12/27/02	\$312,000	1890	0	8	1990	3	9963	N	N	2433 233RD AV NE
002	750402	0270	6/3/03	\$334,950	1900	0	8	1977	3	15040	N	N	21918 NE 24TH CT
002	807846	0140	6/3/02	\$330,000	1900	0	8	1991	3	8878	N	N	23506 NE 24TH CT
002	195440	0400	7/22/02	\$349,900	1910	930	8	1989	3	6661	N	N	963 221ST AV NE
002	225390	0100	9/6/02	\$313,268	1910	0	8	2002	3	3797	N	N	1118 231ST PL NE
002	225390	0130	12/26/02	\$299,950	1910	0	8	2003	3	3778	N	N	1113 231ST PL NE
002	225390	0160	10/1/02	\$308,063	1910	0	8	2003	3	3840	N	N	1105 231ST PL NE
002	225390	0120	8/29/02	\$289,950	1910	0	8	2003	3	4265	N	N	1117 231ST PL NE
002	195440	0350	10/10/03	\$299,500	1920	0	8	1989	3	6062	N	N	22108 NE 10TH PL
002	807843	0150	3/10/03	\$339,950	1920	0	8	1989	3	8353	N	N	2601 236TH PL NE
002	807846	0660	9/8/03	\$341,750	1920	0	8	1993	3	10506	N	N	2425 239TH PL NE
002	807848	0100	6/3/02	\$350,000	1920	0	8	1990	3	10370	N	N	23552 NE 29TH ST
002	178540	0670	4/8/03	\$325,110	1930	0	8	1985	3	19710	N	N	2013 224TH PL NE

Improved Sales Used In This Physical Inspection Analysis
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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built /Ren	Cond	Lot Size	View	Water-front	Situs Address
002	807841	0320	1/22/03	\$345,000	1930	0	8	1987	3	12187	N	N	2809 233RD PL NE
002	865151	0090	2/27/02	\$299,950	1930	0	8	1984	3	10594	N	N	4101 209TH PL NE
002	865151	0010	3/18/02	\$295,000	1930	0	8	1983	3	8080	N	N	20805 NE 42ND ST
002	195441	0090	4/10/03	\$327,800	1940	0	8	1988	3	10114	N	N	22448 NE 10TH ST
002	807842	0280	9/2/03	\$351,000	1940	0	8	1988	3	7685	N	N	23408 NE 29TH PL
002	750420	0140	9/30/03	\$277,000	1950	0	8	1975	3	4802	N	N	2430 208TH PL NE
002	613450	0210	1/23/02	\$349,950	1960	0	8	2002	3	6600	N	N	2419 248TH PL NE
002	613450	0110	1/23/03	\$349,450	1960	0	8	2002	3	5867	N	N	2536 248TH TER NE
002	613450	0070	10/15/02	\$342,950	1960	0	8	2002	3	6058	N	N	2512 248TH TER NE
002	613450	0020	4/16/02	\$339,950	1960	0	8	2002	3	7565	N	N	24809 NE 25TH ST
002	807843	0040	4/18/02	\$352,500	1960	0	8	1988	3	9984	N	N	2617 235TH CT NE
002	807843	0220	7/22/02	\$309,000	1960	0	8	1989	3	7622	N	N	2636 236TH PL NE
002	807846	0120	2/6/03	\$345,000	1960	0	8	1991	3	8109	N	N	23514 NE 24TH CT
002	195443	0350	3/20/03	\$360,000	1970	1020	8	1992	3	8473	N	N	22435 NE 9TH DR
002	613450	0180	8/4/02	\$349,924	1970	0	8	2002	3	6600	N	N	2515 248TH PL NE
002	750446	0140	9/11/02	\$295,000	1970	690	8	1978	3	12025	N	N	1608 217TH PL NE
002	807844	0030	9/16/03	\$384,500	1970	0	8	1988	3	8009	N	N	2417 233RD AV NE
002	863575	1040	10/27/03	\$314,950	1970	0	8	1999	3	4170	N	N	23959 SE 6TH ST
002	865151	0910	12/9/03	\$339,000	1970	0	8	1984	3	8801	N	N	4222 205TH PL NE
002	195444	0210	7/22/02	\$310,000	1980	0	8	1988	3	6644	N	N	1102 221ST AV NE
002	225390	0070	7/19/02	\$309,950	1980	0	8	2002	3	4318	N	N	1112 231ST PL NE
002	750420	0210	5/30/03	\$254,950	1980	0	8	1977	3	5840	N	N	2425 209TH AV NE
002	807846	0080	3/11/02	\$343,000	1980	0	8	1991	3	7747	N	N	23503 NE 24TH CT
002	865151	1060	4/21/03	\$356,950	1980	0	8	1981	3	15086	N	N	20707 NE 42ND PL
002	195440	0240	12/18/02	\$300,000	1990	0	8	1987	3	7631	N	N	22101 NE 10TH PL
002	195441	0330	2/15/02	\$310,000	1990	0	8	1987	3	9459	N	N	22511 NE 9TH DR
002	807841	0260	3/12/02	\$301,200	1990	0	8	1987	3	12082	N	N	23231 NE 29TH CT
002	807843	0340	10/23/03	\$370,000	1990	0	8	1988	3	7767	N	N	23436 NE 28TH PL
002	195442	0270	10/17/03	\$337,000	2000	0	8	1988	3	7131	N	N	911 223RD PL NE
002	750420	0090	12/3/02	\$246,000	2000	0	8	1971	3	4200	N	N	2420 SAHALEE DR W

Improved Sales Used In This Physical Inspection Analysis
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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built /Ren	Cond	Lot Size	View	Water-front	Situs Address
002	750420	0110	6/16/03	\$242,500	2000	0	8	1971	3	3450	N	N	2424 SAHALEE DR W
002	192506	9122	8/22/03	\$560,000	2010	1340	8	1962	3	47480	Y	Y	3811 EAST LAKE SAMMAMISH PW NE
002	195440	0010	11/20/03	\$327,500	2010	0	8	1987	3	8544	N	N	22201 NE 9TH DR
002	195440	0120	12/26/02	\$304,950	2010	0	8	1987	3	6544	N	N	22131 NE 9TH PL
002	195444	0030	3/12/03	\$329,950	2010	0	8	1987	3	8568	N	N	22330 NE 11TH PL
002	225390	0140	10/14/02	\$321,230	2010	0	8	2003	3	3150	N	N	1109 231ST PL NE
002	225390	0180	10/21/02	\$319,582	2010	0	8	2002	3	3087	N	N	1037 231ST PL NE
002	225390	0030	6/17/02	\$319,501	2010	0	8	2002	3	4123	N	N	1042 231ST PL NE
002	225390	0050	7/19/02	\$307,950	2010	0	8	2002	3	3900	N	N	1102 231ST PL NE
002	865150	1110	6/18/03	\$394,800	2010	0	8	1981	3	11482	N	N	20525 NE 37TH WY
002	752700	0260	8/18/03	\$420,000	2020	0	8	1965	4	20000	Y	N	18731 NE 55TH ST
002	195443	0140	7/16/03	\$310,000	2030	0	8	1988	3	5770	N	N	22409 NE 10TH ST
002	195442	0260	7/15/03	\$337,000	2040	0	8	1988	3	6765	N	N	915 223RD PL NE
002	195442	0060	8/11/03	\$345,000	2040	1050	8	1990	3	10097	N	N	22321 NE 9TH DR
002	807843	0480	11/21/03	\$354,990	2040	0	8	1988	3	7412	N	N	23442 NE 27TH ST
002	272506	9128	6/16/03	\$338,742	2050	0	8	1988	3	38528	N	N	24111 NE 14TH ST
002	807843	0060	4/7/03	\$337,950	2050	0	8	1988	3	8254	N	N	2628 235TH CT NE
002	807846	0160	4/2/03	\$335,000	2050	0	8	1991	3	7462	N	N	2438 235TH AV NE
002	865151	1490	6/9/03	\$325,000	2050	0	8	1981	3	9137	N	N	20814 NE 42ND ST
002	807840	0300	8/12/02	\$337,500	2060	0	8	1984	3	7370	N	N	23344 NE 27TH ST
002	807840	0300	8/12/02	\$337,500	2060	0	8	1984	3	7370	N	N	23344 NE 27TH ST
002	195442	0200	4/11/02	\$330,500	2070	0	8	1988	3	7206	N	N	939 223RD PL NE
002	863575	1510	8/1/03	\$356,500	2070	0	8	1999	3	5081	N	N	502 239TH AV SE
002	178540	0350	2/5/03	\$324,950	2080	0	8	1984	3	16962	N	N	2021 227TH AV NE
002	195444	0180	6/9/03	\$320,000	2090	0	8	1988	3	8143	N	N	22010 NE 11TH ST
002	195444	0140	6/20/02	\$270,000	2090	0	8	1988	3	7966	N	N	1130 221ST CT NE
002	807843	0410	10/23/03	\$345,000	2090	0	8	1988	3	11396	N	N	23431 NE 28TH PL
002	807844	0100	5/14/03	\$335,000	2090	0	8	1990	3	7559	N	N	23347 NE 25TH WY
002	807845	0340	11/21/02	\$323,000	2090	0	8	1990	3	6926	N	N	2511 239TH PL NE
002	865150	0050	1/22/03	\$360,000	2090	0	8	1981	3	12281	N	N	20705 NE 38TH ST

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built /Ren	Cond	Lot Size	View	Water-front	Situs Address
002	807845	0640	6/13/03	\$351,000	2100	0	8	1991	3	7708	N	N	2429 234TH CT NE
002	863575	1270	7/19/03	\$355,000	2100	0	8	1998	3	4200	N	N	521 239TH AV SE
002	863575	1530	2/20/03	\$342,500	2100	0	8	1999	3	1530	N	N	23821 SE 5TH ST
002	863575	1310	3/7/03	\$340,250	2100	0	8	1998	3	4200	N	N	514 239TH AV SE
002	863575	1350	4/9/03	\$339,500	2100	0	8	1998	3	5387	N	N	538 239TH AV SE
002	195444	0250	4/24/02	\$305,000	2110	0	8	1988	3	6681	N	N	22125 NE 11TH PL
002	752700	0270	10/28/02	\$361,250	2110	0	8	1974	3	19930	Y	N	18721 NE 55TH ST
002	941640	0010	9/12/02	\$334,947	2120	0	8	2002	3	5614	N	N	23307 NE 8TH PL
002	195443	0300	10/22/03	\$359,000	2130	0	8	1990	3	8339	N	N	22407 NE 9TH DR
002	664620	0320	4/10/02	\$332,500	2130	0	8	1990	3	7144	N	N	1719 223RD PL NE
002	807845	0170	3/20/03	\$360,000	2130	0	8	1994	3	7224	N	N	2488 239TH PL NE
002	664620	0670	6/18/03	\$359,000	2140	0	8	1992	4	7290	Y	N	1720 223RD PL NE
002	807840	0440	6/13/02	\$310,000	2140	0	8	1990	3	8418	N	N	23132 NE 25TH WY
002	865152	0080	7/18/02	\$349,500	2140	0	8	1987	3	20790	N	N	4119 211TH CT NE
002	941640	0420	5/23/02	\$313,558	2140	0	8	2002	3	4450	N	N	819 233RD PL NE
002	195443	0080	1/23/02	\$296,000	2160	0	8	1987	3	7470	N	N	919 224TH CT NE
002	752700	0040	9/18/03	\$350,000	2160	0	8	1974	4	19420	N	N	18748 NE 55TH ST
002	807843	0200	10/22/03	\$345,000	2170	0	8	1988	3	7350	N	N	2624 236TH PL NE
002	865151	0490	9/10/02	\$345,000	2170	0	8	1985	3	10186	N	N	20510 NE 43RD ST
002	613450	0080	12/18/02	\$357,950	2190	0	8	2002	3	6742	N	N	2518 248TH TER NE
002	613450	0150	2/21/03	\$367,500	2190	0	8	2002	3	11233	N	N	2533 248TH PL NE
002	613450	0160	1/7/03	\$364,315	2190	0	8	2002	3	8010	N	N	2527 248TH PL NE
002	613450	0120	3/17/03	\$363,000	2190	0	8	2002	3	6662	N	N	2542 248TH TER NE
002	807846	0890	3/25/02	\$352,000	2200	0	8	1992	3	7351	N	N	23608 NE 24TH PL
002	941640	0020	9/13/02	\$331,451	2200	0	8	2002	3	3885	N	N	23311 NE 8TH PL
002	195442	0190	3/4/03	\$328,000	2210	0	8	1988	3	5728	N	N	940 223RD PL NE
002	750440	0570	5/15/02	\$300,000	2210	1850	8	1979	3	16809	N	N	1807 218TH PL NE
002	195443	0110	5/21/03	\$325,000	2220	0	8	1988	3	6352	N	N	22406 NE 9TH DR
002	613450	0240	2/18/03	\$365,950	2230	0	8	2002	3	7565	N	N	24810 NE 25TH ST
002	613450	0040	10/21/02	\$362,950	2230	0	8	2002	3	6656	N	N	24821 NE 25TH ST

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built /Ren	Cond	Lot Size	View	Water-front	Situs Address
002	865151	1190	2/25/02	\$330,000	2240	0	8	1986	3	9377	N	N	4323 209TH AV NE
002	195443	0400	10/10/03	\$340,000	2250	0	8	1990	3	6635	N	N	22459 NE 9TH DR
002	225390	0110	10/1/02	\$333,629	2250	0	8	2003	3	3893	N	N	1121 231ST PL NE
002	225390	0080	8/20/02	\$330,000	2250	0	8	2002	3	3702	N	N	1110 231ST PL NE
002	225390	0090	8/9/02	\$328,127	2250	0	8	2002	3	4409	N	N	1122 231ST PL NE
002	225390	0150	7/8/02	\$320,000	2250	0	8	2002	3	3150	N	N	1101 231ST PL NE
002	225390	0040	7/8/02	\$319,153	2250	0	8	2002	3	3900	N	N	1038 231ST PL NE
002	807846	0180	5/5/03	\$365,450	2250	0	8	1991	3	8016	N	N	2431 235TH AV NE
002	807846	0010	1/29/02	\$349,500	2250	0	8	1991	3	7712	N	N	2435 233RD PL NE
002	225390	0170	9/16/02	\$322,500	2260	0	8	2003	3	3838	N	N	1041 231ST PL NE
002	807846	0500	5/17/02	\$361,500	2260	0	8	1993	3	7140	N	N	2444 239TH PL NE
002	195442	0130	8/13/03	\$324,500	2280	0	8	1987	3	6747	N	N	912 223RD PL NE
002	225390	0190	1/3/03	\$324,880	2290	0	8	2002	3	5883	N	N	1033 231ST PL NE
002	664620	0600	7/14/03	\$405,000	2290	640	8	1993	3	7064	Y	N	1522 223RD PL NE
002	225390	0020	11/18/02	\$369,642	2300	0	8	2002	3	4290	N	N	1030 231ST PL NE
002	865154	0150	5/15/02	\$365,000	2300	0	8	1983	3	11780	N	N	21016 NE 36TH ST
002	613450	0010	2/21/02	\$369,950	2310	0	8	2001	3	7602	N	N	2408 248TH PL NE
002	613450	0200	4/10/02	\$365,950	2310	0	8	2001	3	6600	N	N	2503 248TH PL NE
002	863576	0470	6/18/03	\$330,000	2330	0	8	1999	3	4099	N	N	23974 SE 7TH LN
002	863576	0620	10/24/02	\$325,000	2330	0	8	1999	3	4099	N	N	23969 SE 7TH ST
002	863576	0180	8/29/03	\$320,000	2330	0	8	1999	3	4044	N	N	707 239TH LN SE
002	863576	0260	4/6/03	\$315,000	2330	0	8	1999	3	3840	N	N	755 239TH LN SE
002	863576	0180	6/29/02	\$310,000	2330	0	8	1999	3	4044	N	N	707 239TH LN SE
002	863576	0500	1/21/03	\$295,500	2330	0	8	1999	3	3610	N	N	23950 SE 7TH LN
002	807846	0780	6/18/03	\$386,000	2340	0	8	1992	3	8942	N	N	2447 238TH PL NE
002	807845	0060	3/14/03	\$349,950	2350	0	8	1991	3	8154	N	N	2450 236TH AV NE
002	807846	0710	7/12/02	\$396,000	2370	0	8	1993	3	7754	N	N	2448 238TH PL NE
002	807846	0490	8/9/02	\$394,000	2380	0	8	1993	3	7140	N	N	2438 239TH PL NE
002	142530	0170	7/30/02	\$392,500	2390	0	8	1997	3	6908	N	N	1713 232ND AV NE
002	195442	0120	5/21/03	\$337,500	2390	0	8	1987	3	6385	N	N	906 223RD PL NE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built /Ren	Cond	Lot Size	View	Water-front	Situs Address
002	262506	9046	7/24/02	\$455,000	2390	0	8	1988	3	52464	N	N	1830 248TH PL NE
002	195443	0390	1/8/03	\$324,500	2400	0	8	1990	3	6137	N	N	22453 NE 9TH DR
002	941640	0080	5/31/02	\$343,425	2400	0	8	2002	3	6000	N	N	824 233RD PL NE
002	941640	0410	7/24/02	\$338,589	2410	0	8	2002	3	5794	N	N	821 233RD PL NE
002	941640	0070	7/11/02	\$327,183	2410	0	8	2002	3	6000	N	N	818 233RD PL NE
002	807846	0420	12/4/02	\$400,000	2420	0	8	1994	3	7707	N	N	2405 239TH PL NE
002	262506	9098	8/8/03	\$420,000	2430	0	8	1988	3	52464	N	N	1833 248TH PL NE
002	357840	0510	7/29/03	\$330,000	2430	0	8	1983	3	16964	N	N	1203 224TH PL NE
002	195440	0330	2/18/02	\$324,950	2450	0	8	1988	3	7014	N	N	22124 NE 10TH PL
002	863575	0840	10/7/03	\$325,000	2460	0	8	1999	3	4814	N	N	23942 SE 5TH ST
002	863575	0910	4/11/03	\$314,500	2460	0	8	1999	3	4200	N	N	522 240TH AV SE
002	863575	1030	11/13/02	\$292,000	2460	0	8	1999	3	5983	N	N	607 240TH WY SE
002	865152	0170	2/16/02	\$335,000	2460	0	8	1984	3	13035	Y	N	4122 211TH PL NE
002	613450	0090	3/27/03	\$390,000	2480	0	8	2002	3	6570	N	N	2524 248TH TER NE
002	613450	0260	11/13/02	\$388,000	2480	0	8	2002	3	7910	N	N	2522 248TH PL NE
002	613450	0220	2/16/02	\$383,950	2480	0	8	2002	3	6600	N	N	2411 248TH PL NE
002	856296	0110	9/12/03	\$371,000	2480	0	8	1986	3	13716	N	N	22627 NE 15TH PL
002	941640	0030	8/6/02	\$340,763	2490	0	8	2002	3	4002	N	N	23315 NE 8TH PL
002	322460	0330	12/23/03	\$385,000	2510	0	8	1999	3	6031	N	N	102 242ND AV SE
002	322460	0240	12/18/02	\$376,500	2510	0	8	1999	3	6744	N	N	24129 SE 1ST CT
002	941640	0460	8/26/02	\$360,244	2510	0	8	2002	3	6630	N	N	23302 NE 8TH PL
002	941640	0350	3/14/02	\$345,716	2510	0	8	2002	3	6468	N	N	907 233RD PL NE
002	941640	0090	5/13/02	\$332,748	2510	0	8	2002	3	6000	N	N	830 233RD PL NE
002	865151	0660	9/11/03	\$359,950	2530	0	8	1983	3	11357	N	N	20415 NE 41ST ST
002	613450	0060	7/2/02	\$391,000	2550	0	8	2002	3	6437	N	N	2506 248TH TER NE
002	613450	0230	10/29/02	\$397,950	2550	0	8	2002	3	6600	N	N	24816 NE 25TH ST
002	613450	0050	5/28/02	\$392,950	2550	0	8	2002	3	8848	N	N	2500 248TH TER NE
002	613450	0130	1/30/03	\$392,950	2550	0	8	2002	3	6040	N	N	2548 248TH TER NE
002	613450	0170	9/16/02	\$392,950	2550	0	8	2002	3	7700	N	N	2521 248TH PL NE
002	613450	0140	2/18/03	\$390,950	2550	0	8	2002	3	9543	N	N	2554 248TH TER NE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built /Ren	Cond	Lot Size	View	Water-front	Situs Address
002	613450	0250	12/5/02	\$389,950	2550	0	8	2002	3	7150	N	N	2516 248TH PL NE
002	613450	0190	8/5/02	\$386,950	2550	0	8	2002	3	6600	N	N	2509 248TH PL SE
002	613450	0100	4/9/03	\$359,950	2550	0	8	2002	3	5729	N	N	2530 248TH TER NE
002	941640	0100	4/5/02	\$355,796	2550	0	8	2002	3	6000	N	N	906 233RD PL NE
002	865155	0040	10/24/03	\$336,000	2560	0	8	1987	3	14071	N	N	21120 NE 43RD CT
002	941640	0360	6/26/02	\$372,051	2560	0	8	2002	3	4350	N	N	909 233RD PL NE
002	750440	0330	4/2/02	\$305,000	2570	0	8	1978	3	12002	N	N	1604 219TH PL NE
002	941640	0270	5/3/02	\$372,950	2580	0	8	2001	3	4850	N	N	1011 233RD PL NE
002	142530	0130	6/4/03	\$435,500	2600	0	8	1997	3	10584	N	N	1607 232ND AV NE
002	352506	9045	3/11/02	\$564,540	2600	0	8	1984	4	35374	N	N	703 245TH PL NE
002	941640	0280	11/27/02	\$405,000	2610	0	8	2001	3	7066	N	N	1009 233RD PL NE
002	863575	0790	12/8/03	\$342,000	2640	0	8	1999	3	4200	N	N	23902 SE 5TH ST
002	290930	0250	10/29/02	\$427,990	2650	0	8	2002	3	5250	N	N	210 239TH WY SE
002	896198	0010	2/8/02	\$349,000	2650	0	8	2000	3	8656	N	N	328 243RD AV SE
002	272506	9089	9/5/02	\$499,500	2660	0	8	1999	3	81021	N	N	1131 244TH AV NE
002	750401	0210	5/27/03	\$421,000	2660	0	8	1976	3	12000	N	N	3410 SAHALEE DR W
002	750401	0210	5/22/02	\$419,900	2660	0	8	1976	3	12000	N	N	3410 SAHALEE DR W
002	751070	0080	10/16/02	\$349,950	2660	0	8	1987	4	15106	N	N	1316 232ND PL NE
002	896197	0230	12/4/02	\$385,000	2670	0	8	1999	3	6531	N	N	235 243RD AV SE
002	896197	0200	4/15/03	\$372,000	2670	0	8	1999	3	6324	N	N	215 243RD AV SE
002	941640	0450	4/3/02	\$354,625	2670	0	8	2001	3	5250	N	N	23306 NE 8TH PL
002	941640	0380	5/13/02	\$354,113	2670	0	8	2002	3	6525	N	N	827 233RD PL NE
002	941640	0210	6/25/02	\$406,950	2700	0	8	2002	3	5536	N	N	1023 233RD PL NE
002	941640	0200	6/3/02	\$404,950	2700	0	8	2002	3	6038	N	N	1028 233RD PL NE
002	865151	0820	3/25/03	\$384,950	2710	0	8	1984	3	12596	N	N	20436 NE 42ND ST
002	290930	0120	6/11/03	\$435,135	2730	0	8	2003	3	5250	N	N	332 239TH WY SE
002	896197	0030	7/3/03	\$380,000	2740	0	8	1999	3	6098	N	N	24321 SE 2ND CT
002	290930	0220	6/19/03	\$420,638	2750	0	8	2002	3	5250	N	N	222 239TH WY SE
002	290930	0180	2/27/02	\$415,000	2760	0	8	2002	3	5251	N	N	308 239TH WY SE
002	290930	0140	11/19/03	\$452,000	2810	0	8	2001	3	6300	N	N	324 239TH WY SE

Improved Sales Used In This Physical Inspection Analysis
Area 35

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built /Ren	Cond	Lot Size	View	Water-front	Situs Address
002	290930	0140	4/18/02	\$412,000	2810	0	8	2001	3	6300	N	N	324 239TH WY SE
002	290930	0240	4/1/02	\$450,000	2810	0	8	2001	3	6300	N	N	214 240TH PL SE
002	290930	0330	7/9/03	\$486,990	2810	0	8	2003	3	7389	N	N	119 239TH WY SE
002	290930	0390	7/22/03	\$470,000	2810	0	8	2002	3	6426	N	N	209 239TH WY SE
002	290930	0390	7/22/03	\$470,000	2810	0	8	2002	3	6426	N	N	209 239TH WY SE
002	290930	0390	6/13/02	\$456,990	2810	0	8	2002	3	6426	N	N	209 239TH WY SE
002	290930	0350	12/24/02	\$449,988	2820	0	8	2002	3	6954	N	N	129 239TH WY SE
002	290930	0400	1/16/02	\$440,000	2820	0	8	2001	3	6630	N	N	213 239TH WY SE
002	290930	0830	11/13/02	\$422,990	2820	0	8	2002	3	5281	N	N	333 239TH WY SE
002	941640	0040	8/26/02	\$375,045	2820	0	8	2002	3	5500	N	N	23319 NE 8TH PL
002	863575	1050	11/13/02	\$329,000	2840	0	8	1998	3	4200	N	N	23951 SE 6TH ST
002	290930	0280	1/30/02	\$457,812	2850	0	8	2001	3	8620	N	N	205 239TH WY SE
002	290930	0190	11/20/02	\$420,000	2880	0	8	2001	3	5356	N	N	304 239TH WY SE
002	290930	0260	4/19/02	\$445,290	2890	0	8	2002	3	7089	N	N	239TH WY SE
002	290930	0290	4/29/03	\$478,424	2890	0	8	2003	3	10262	N	N	136 239TH WY SE
002	290930	0340	1/16/03	\$464,990	2890	0	8	2002	3	7350	N	N	123 239TH WY SE
002	290930	0380	3/18/02	\$450,885	2890	0	8	2002	3	8417	N	N	205 239TH WY SE
002	865152	0300	3/6/03	\$387,500	2890	0	8	1984	3	12455	N	N	21122 NE 43RD PL
002	290930	0110	10/30/02	\$461,742	2900	0	8	2002	3	6849	N	N	336 239TH WY SE
002	290930	0150	12/4/02	\$437,500	2900	0	8	2002	3	5505	N	N	320 239TH WY SE
002	290930	0370	2/20/03	\$451,300	2910	0	8	2002	3	6731	N	N	135 239TH WY SE
002	941640	0060	7/16/02	\$372,275	2910	0	8	2002	3	6000	N	N	812 233RD PL NE
002	185490	0150	8/6/03	\$418,854	2920	0	8	2003	3	8477	N	N	239 245TH PL NE
002	290930	0360	6/5/02	\$451,990	2920	0	8	2002	3	10246	N	N	145 239TH WY SE
002	750440	0360	5/13/02	\$329,950	2940	0	8	1979	3	12002	N	N	1634 219TH PL NE
002	290930	0790	5/15/02	\$430,000	2970	0	8	2001	3	5157	N	N	317 239TH WY SE
002	290930	0780	1/10/02	\$425,000	3030	0	8	2001	3	5143	N	N	313 239TH WY SE
002	290930	0320	8/26/03	\$455,000	3040	0	8	2003	3	9574	N	N	124 239TH WY SE
002	896197	0570	8/28/03	\$397,000	3040	0	8	2000	3	5940	N	N	253 243RD AV SE
002	896197	0160	3/20/03	\$400,000	3040	0	8	1999	3	9765	N	N	208 243RD AV SE

Improved Sales Used In This Physical Inspection Analysis
Area 35

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built /Ren	Cond	Lot Size	View	Water-front	Situs Address
002	896197	0050	3/11/03	\$385,000	3040	0	8	1999	3	7044	N	N	24335 SE 2ND CT
002	941640	0430	5/17/02	\$381,008	3040	0	8	2002	3	6675	N	N	815 233RD PL NE
002	941640	0390	8/21/02	\$365,290	3040	0	8	2002	3	4350	N	N	825 233RD PL NE
002	178540	0630	9/29/03	\$393,000	3060	540	8	1984	3	13587	N	N	2215 224TH PL NE
002	185490	0190	10/6/03	\$452,000	3110	0	8	2003	3	4925	N	N	24513 NE 3RD PL
002	185490	0180	5/30/03	\$455,000	3160	0	8	2003	3	4925	N	N	24509 NE 3RD PL
002	185490	0140	7/9/03	\$439,061	3160	0	8	2003	3	8740	N	N	245 245TH PL NE
002	290930	0270	2/5/03	\$459,990	3160	0	8	2002	3	5950	N	N	204 239TH WY SE
002	290930	0310	5/3/02	\$459,990	3160	0	8	2001	3	8260	N	N	130 239TH WY SE
002	185490	0210	9/3/03	\$444,000	3170	0	8	2003	3	4925	N	N	24521 NE 3RD PL
002	185490	0050	10/23/03	\$459,888	3180	0	8	2003	3	7274	N	N	222 245TH PL NE
002	290930	0160	8/19/02	\$455,000	3190	0	8	2002	3	5251	N	N	316 239TH WY SE
002	941640	0110	4/22/02	\$388,018	3190	0	8	2002	3	6244	N	N	912 233RD PL NE
002	290930	0130	5/21/03	\$455,845	3200	0	8	2003	3	5250	N	N	328 239TH WY SE
002	941640	0440	6/14/02	\$396,721	3200	0	8	2001	3	6454	N	N	807 233RD PL NE
002	941640	0370	7/12/02	\$370,056	3200	0	8	2002	3	6535	N	N	911 233RD PL NE
002	941640	0050	6/11/02	\$377,429	3200	0	8	2002	3	6121	N	N	806 233RD PL NE
002	750440	0400	9/15/03	\$355,000	3220	0	8	1978	3	14463	N	N	21830 NE 18TH WY
002	185490	0130	6/11/03	\$415,664	3230	0	8	2003	3	11291	N	N	251 245TH PL NE
002	750446	0060	9/30/03	\$327,000	3250	0	8	1979	3	11952	N	N	1530 218TH PL NE
002	290930	0810	3/18/03	\$456,000	3270	0	8	2002	3	5133	N	N	323 239TH WY SE
002	352506	9046	2/22/02	\$405,000	3270	0	8	1985	3	36033	N	N	727 245TH PL NE
002	941640	0400	8/28/02	\$381,548	3270	0	8	2002	3	5681	N	N	823 233RD PL NE
002	272506	9087	3/21/02	\$599,500	3280	0	8	2000	3	15705	N	N	825 240TH AV NE
002	896198	0090	3/12/02	\$350,000	3369	0	8	2000	3	8297	N	N	24346 SE 3RD PL
002	896198	0180	3/29/02	\$360,000	3370	0	8	2000	3	5678	N	N	321 243RD AV SE
002	941640	0120	10/31/02	\$320,000	3370	0	8	1978	3	20976	N	N	23302 NE 8TH ST
002	896198	0230	8/26/02	\$357,900	3420	0	8	1999	3	6281	N	N	271 243RD AV SE
002	290930	0800	6/23/03	\$450,000	3490	0	8	2002	3	5206	N	N	321 239TH WY SE
002	290930	0820	6/2/03	\$442,000	3490	0	8	2002	3	4977	N	N	329 239TH WY SE

Improved Sales Used In This Physical Inspection Analysis
Area 35

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built /Ren	Cond	Lot Size	View	Water-front	Situs Address
002	193910	0480	4/12/02	\$324,000	1400	470	9	1987	3	8602	N	N	1818 230TH AV NE
002	750411	0470	5/24/02	\$349,900	1470	800	9	1989	3	17429	N	N	2717 226TH AV NE
002	357840	0120	8/9/02	\$269,000	1490	830	9	1987	3	16814	N	N	22502 NE 14TH DR
002	807720	0560	12/22/03	\$370,000	1490	520	9	1987	4	8248	N	N	1929 232ND PL NE
002	865151	0310	10/10/02	\$353,000	1560	1470	9	1986	3	13884	N	N	21020 NE 44TH ST
002	282506	9023	10/10/02	\$399,000	1630	1260	9	1982	3	43442	N	N	22708 NE 11TH PL
002	193912	0440	6/24/03	\$330,000	1640	0	9	1989	3	9576	N	N	1923 235TH CT NE
002	752500	0120	8/14/03	\$319,000	1650	360	9	1980	3	11225	N	N	1801 220TH PL NE
002	193911	0010	6/13/02	\$390,000	1660	670	9	1988	3	7600	N	N	23023 NE 19TH DR
002	865158	0600	8/21/03	\$420,000	1680	530	9	1986	3	8616	N	N	4325 202ND AV NE
002	865150	0370	7/8/03	\$400,000	1690	530	9	1983	3	10164	N	N	3908 206TH PL NE
002	865150	0470	7/3/02	\$413,500	1720	620	9	1984	3	10771	N	N	3825 206TH PL NE
002	867730	0350	4/4/03	\$311,500	1740	0	9	1983	3	14222	N	N	412 239TH AV NE
002	750410	1580	10/6/03	\$450,000	1760	1210	9	1983	3	11224	N	N	2734 224TH AV NE
002	752700	0250	6/11/02	\$435,000	1760	1550	9	1974	3	20000	Y	N	18741 NE 55TH ST
002	867730	0390	4/26/03	\$339,000	1760	390	9	1983	3	12034	N	N	513 239TH AV NE
002	807720	0240	7/10/02	\$350,000	1770	500	9	1986	3	8251	N	N	2322 233RD AV NE
002	750402	0430	1/2/02	\$350,000	1780	1570	9	1977	3	12320	N	N	21607 NE 24TH ST
002	865158	0260	4/5/02	\$429,000	1780	630	9	1985	3	11827	N	N	20110 NE 44TH ST
002	750402	0140	6/26/03	\$315,000	1800	0	9	1978	3	12000	N	N	2720 SAHALEE DR E
002	750401	0330	9/22/03	\$325,000	1810	760	9	1976	3	11640	N	N	3415 211TH AV NE
002	867730	0930	12/27/02	\$361,500	1840	550	9	1983	3	12458	N	N	24209 NE 7TH PL
002	750400	1340	9/19/03	\$330,000	1850	0	9	1976	3	12556	N	N	2105 SAHALEE DR W
002	750446	0100	2/27/03	\$314,950	1860	0	9	1978	4	12323	N	N	1515 219TH PL NE
002	750401	0340	6/5/02	\$349,000	1870	700	9	1977	3	12500	N	N	3405 211TH AV NE
002	750404	0210	11/22/02	\$279,000	1870	0	9	1980	3	12543	N	N	3505 208TH PL NE
002	750400	0710	2/4/03	\$310,000	1900	0	9	1976	3	8085	N	N	20923 NE 25TH ST
002	856296	0120	4/24/03	\$299,900	1900	0	9	1988	3	14837	N	N	1507 227TH PL NE
002	867730	0450	7/15/02	\$339,933	1910	0	9	1983	3	13966	N	N	24205 NE 5TH PL
002	750401	0690	8/1/03	\$490,000	1920	1830	9	1975	3	10800	N	N	3220 211TH AV NE

Improved Sales Used In This Physical Inspection Analysis
Area 35

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built /Ren	Cond	Lot Size	View	Water-front	Situs Address
002	664620	0250	11/27/02	\$367,000	1980	1210	9	1991	3	17463	Y	N	1828 221ST PL NE
002	865150	0560	9/26/02	\$360,000	1980	0	9	1982	3	13693	N	N	20536 NE 37TH WY
002	750401	0500	2/18/03	\$355,000	2010	0	9	1976	3	14355	N	N	3111 211TH AV NE
002	807721	0440	10/23/03	\$365,000	2010	0	9	1989	3	8907	N	N	2204 234TH AV NE
002	750402	0540	4/21/03	\$339,000	2030	0	9	1979	3	12580	N	N	2302 SAHALEE DR E
002	807721	0300	11/19/02	\$339,995	2040	0	9	1990	3	10469	N	N	2018 235TH PL NE
002	159200	0420	11/3/03	\$369,950	2050	0	9	1988	3	8193	N	N	22917 NE 12TH PL
002	865150	0830	10/9/03	\$419,000	2050	0	9	1982	3	14328	N	N	20411 NE 38TH PL
002	664620	0210	6/20/03	\$363,000	2060	0	9	1990	3	6924	Y	N	1804 221ST PL NE
002	750415	0030	5/24/02	\$341,200	2070	1620	9	1979	3	11419	N	N	2220 SAHALEE DR W
002	865150	0550	4/25/03	\$408,000	2070	0	9	1981	3	11481	N	N	20542 NE 37TH WY
002	865153	0490	9/26/03	\$410,000	2100	0	9	1984	3	10699	N	N	3836 203RD AV NE
002	867730	0120	10/30/03	\$415,000	2100	0	9	1983	3	13312	N	N	23610 NE 6TH ST
002	941640	0340	7/28/03	\$276,000	2100	0	9	1987	3	14976	N	N	23302 NE 8TH ST
002	170305	0120	8/28/03	\$373,000	2110	0	9	2003	3	5072	N	N	2217 239TH PL NE
002	193913	0610	9/30/02	\$360,000	2110	0	9	1991	3	8481	N	N	23032 NE 18TH ST
002	750401	0100	2/4/02	\$358,900	2110	0	9	1976	3	12000	N	N	3204 SAHALEE DR W
002	807845	0040	7/14/03	\$365,000	2110	0	9	1990	3	9008	N	N	2434 236TH AV NE
002	865150	0870	11/18/02	\$380,000	2110	0	9	1984	3	11366	N	N	3844 204TH AV NE
002	865158	0610	7/1/03	\$361,500	2110	0	9	1985	3	8452	N	N	4313 202ND AV NE
002	807721	0770	12/26/02	\$359,950	2120	0	9	1987	3	7616	N	N	2317 234TH CT NE
002	750400	1090	3/19/02	\$383,000	2130	0	9	1987	4	14850	N	N	2319 SAHALEE DR W
002	865153	0410	4/15/03	\$419,950	2130	0	9	1983	3	13605	N	N	20319 NE 38TH ST
002	321600	0070	9/9/02	\$409,500	2140	0	9	1993	3	21779	N	N	2402 245TH PL NE
002	865150	0810	5/13/03	\$369,000	2150	0	9	1983	3	11365	N	N	3806 204TH AV NE
002	865158	0770	5/12/03	\$401,000	2150	0	9	1984	3	8789	N	N	20125 NE 42ND ST
002	750401	0820	2/8/02	\$354,000	2160	0	9	1976	3	12200	N	N	3323 SAHALEE DR W
002	750402	1270	3/22/02	\$376,000	2160	1140	9	1978	3	12000	N	N	21635 NE 29TH ST
002	807721	0360	10/23/02	\$355,000	2160	0	9	1990	3	8625	N	N	2023 236TH AV NE
002	750400	0550	9/19/03	\$369,000	2170	0	9	1972	3	12000	N	N	2423 209TH PL NE

Improved Sales Used In This Physical Inspection Analysis
Area 35

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built /Ren	Cond	Lot Size	View	Water-front	Situs Address
002	807720	0060	3/13/03	\$386,000	2170	0	9	1987	3	8559	N	N	23260 NE 20TH PL
002	807720	0530	12/18/02	\$372,000	2170	0	9	1987	4	9250	N	N	23217 NE 21ST PL
002	807721	0100	8/25/03	\$358,000	2170	0	9	1990	3	8711	N	N	23520 NE 21ST ST
002	159200	0920	11/13/03	\$369,000	2180	0	9	1988	3	10282	N	N	22916 NE 15TH PL
002	193912	0040	4/4/03	\$399,950	2180	0	9	1989	3	7984	N	N	23118 NE 18TH PL
002	750400	1280	12/23/03	\$329,950	2180	0	9	1973	3	13463	N	N	2205 SAHALEE DR W
002	865158	0630	8/16/02	\$419,950	2180	0	9	1986	3	7400	N	N	4241 202ND AV NE
002	867730	0760	7/24/02	\$324,950	2180	0	9	1984	3	12200	N	N	24124 NE 6TH PL
002	896197	0350	5/1/03	\$385,000	2180	0	9	1999	3	8035	N	N	24276 SE 1ST PL
002	159200	0490	11/14/03	\$420,950	2190	0	9	1987	3	9353	N	N	1214 230TH AV NE
002	193913	0570	9/2/03	\$385,000	2190	0	9	1991	3	9401	N	N	23527 NE 17TH PL
002	865154	0140	6/20/02	\$345,000	2190	0	9	1982	3	8019	N	N	21024 NE 36TH ST
002	193912	0220	5/3/02	\$354,000	2200	0	9	1989	3	7895	N	N	23323 NE 19TH DR
002	750410	1020	9/26/03	\$395,000	2200	460	9	1982	3	13375	N	N	2530 224TH PL NE
002	807720	0500	2/6/02	\$350,000	2200	0	9	1987	3	9267	N	N	23204 NE 21ST PL
002	193910	0320	6/10/03	\$363,000	2210	0	9	1990	3	8309	N	N	1806 229TH AV NE
002	664620	0100	6/18/02	\$386,500	2210	960	9	1990	3	15416	N	N	22334 NE 18TH ST
002	750400	0190	6/1/03	\$399,950	2210	0	9	1976	3	12975	N	N	2011 213TH AV NE
002	664620	0130	4/15/02	\$385,000	2220	860	9	1990	3	6697	N	N	1812 223RD PL NE
002	865158	0370	6/19/03	\$419,000	2220	0	9	1985	3	10012	N	N	20018 NE 42ND ST
002	867730	0620	11/18/02	\$327,500	2220	0	9	1984	3	13595	N	N	24220 NE 5TH PL
002	193911	0060	8/21/02	\$345,000	2230	0	9	1988	3	8445	N	N	1845 231ST PL NE
002	193913	0650	9/10/02	\$397,500	2230	0	9	1992	3	11059	N	N	1803 230TH CT NE
002	193913	0150	3/17/03	\$377,000	2240	0	9	1990	3	7204	N	N	23261 NE 17TH ST
002	750402	0600	1/9/03	\$315,000	2240	0	9	1977	3	11730	N	N	2210 SAHALEE DR E
002	750410	1420	2/6/03	\$328,000	2240	0	9	1979	3	12444	N	N	2725 223RD AV NE
002	750400	0560	9/9/03	\$335,500	2250	0	9	1974	3	10800	N	N	2413 209TH PL NE
002	865150	0510	9/23/03	\$359,900	2250	0	9	1981	3	9840	N	N	3809 206TH PL NE
002	865158	0760	9/17/03	\$371,168	2250	0	9	1985	3	9644	N	N	20117 NE 42ND ST
002	159200	0060	6/23/03	\$337,000	2260	0	9	1984	3	8404	N	N	22841 NE 14TH ST

Improved Sales Used In This Physical Inspection Analysis
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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built /Ren	Cond	Lot Size	View	Water-front	Situs Address
002	193912	0520	2/21/03	\$349,950	2260	0	9	1989	3	7536	N	N	1926 234TH CT NE
002	750410	0010	1/3/03	\$332,000	2260	0	9	1988	3	14300	N	N	22230 NE 28TH PL
002	193911	0210	11/19/03	\$379,950	2270	0	9	1988	3	9216	N	N	1907 232ND PL NE
002	750400	0110	7/25/03	\$350,000	2270	0	9	1977	3	12516	N	N	2062 213TH AV NE
002	750401	0850	9/5/03	\$365,587	2270	0	9	1976	3	12100	N	N	3301 SAHALEE DR W
002	865150	1070	12/15/03	\$409,950	2270	0	9	1982	3	10839	N	N	20425 NE 37TH WY
002	865158	0850	2/10/03	\$370,000	2270	0	9	1985	3	8397	N	N	4009 203RD AV NE
002	193910	0580	2/12/02	\$342,000	2280	0	9	1990	3	8225	N	N	22928 NE 19TH DR
002	863575	0540	4/24/02	\$371,500	2280	0	9	1998	3	6246	N	N	23712 SE 4TH PL
002	865150	0240	2/20/03	\$408,000	2280	0	9	1984	3	9816	N	N	20602 NE 38TH ST
002	865153	0240	9/19/02	\$414,900	2280	0	9	1984	3	10805	N	N	3841 203RD AV NE
002	159200	0730	6/24/03	\$350,000	2300	0	9	1985	3	7968	N	N	1409 231ST CT NE
002	193910	0610	11/11/03	\$364,500	2300	0	9	1990	3	7989	N	N	22904 NE 19TH DR
002	322460	0260	2/4/02	\$390,000	2300	0	9	1999	3	6453	N	N	129 242ND AV SE
002	322460	0100	3/15/02	\$379,000	2300	0	9	1999	3	5943	N	N	24210 E MAIN DR
002	750411	0890	3/15/02	\$335,000	2300	0	9	1987	3	11462	N	N	22707 NE 25TH WY
002	865153	0340	3/18/03	\$548,531	2300	0	9	1984	3	12413	Y	N	20214 NE 38TH CT
002	865158	0450	7/3/03	\$415,000	2300	0	9	1985	3	8171	N	N	4316 201ST AV NE
002	282506	9072	8/28/03	\$360,000	2300	0	9	1980	4	45302	N	N	1029 227TH AV NE
002	170305	0540	7/22/03	\$387,500	2310	0	9	2003	3	4267	N	N	23730 NE 22ND ST
002	170305	0530	8/20/03	\$381,950	2310	0	9	2003	3	4262	N	N	23732 NE 22ND ST
002	170305	0250	6/2/03	\$394,950	2310	0	9	2002	3	5349	N	N	2218 238TH PL NE
002	170305	0420	12/4/02	\$398,950	2310	0	9	2003	3	5526	N	N	2215 238TH PL NE
002	193912	0370	7/15/03	\$385,000	2310	0	9	1989	3	8127	N	N	23512 NE 19TH DR
002	322460	0020	6/13/02	\$374,500	2310	0	9	1988	3	5514	N	N	24328 E MAIN DR
002	322460	0140	10/10/02	\$380,000	2310	0	9	1999	3	5948	N	N	24160 SE 1ST CT
002	322460	0430	10/2/02	\$369,000	2310	0	9	1998	3	5944	N	N	113 243RD PL SE
002	807721	0760	7/16/03	\$409,900	2310	0	9	1989	3	11985	N	N	2320 234TH CT NE
002	896197	0490	9/19/02	\$374,950	2310	0	9	1999	3	6871	N	N	162 241ST PL SE
002	159200	0840	5/19/03	\$365,000	2320	0	9	1988	3	9246	N	N	22925 NE 15TH PL

Improved Sales Used In This Physical Inspection Analysis
Area 35

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built /Ren	Cond	Lot Size	View	Water-front	Situs Address
002	193913	0680	7/29/02	\$370,050	2320	0	9	1992	3	8917	N	N	23021 NE 18TH ST
002	272506	9020	2/14/03	\$446,225	2320	0	9	1980	3	237402	N	N	809 238TH AV NE
002	306641	0320	10/31/03	\$469,000	2320	0	9	1988	3	14151	N	N	2003 223RD PL NE
002	750401	0180	5/19/03	\$422,500	2320	0	9	1976	3	12180	N	N	3332 SAHALEE DR W
002	807721	0270	8/28/03	\$392,500	2320	0	9	1990	3	9102	N	N	2004 235TH PL NE
002	193910	0260	9/4/02	\$357,500	2330	0	9	1990	3	9527	N	N	1702 229TH AV NE
002	193911	0080	7/22/03	\$360,000	2330	0	9	1987	3	7936	N	N	23113 NE 19TH DR
002	664620	0110	6/12/03	\$404,000	2330	860	9	1990	3	15915	N	N	22324 NE 18TH ST
002	865153	0090	10/24/02	\$415,000	2330	0	9	1983	3	11200	N	N	20136 NE 39TH ST
002	124010	0158	11/26/03	\$425,000	2340	0	9	1976	4	34828	N	N	1432 218TH AV NE
002	193911	0310	6/23/03	\$392,077	2340	0	9	1988	3	7650	N	N	23022 NE 19TH DR
002	863575	0120	7/22/02	\$362,500	2340	0	9	1998	3	5838	N	N	649 237TH PL SE
002	863575	0030	6/24/03	\$358,500	2340	0	9	1999	3	6738	N	N	23779 SE 7TH PL
002	865150	0910	5/9/02	\$379,950	2340	0	9	1983	3	9005	N	N	3843 204TH AV NE
002	896197	0390	8/12/02	\$376,000	2340	0	9	1999	3	6891	N	N	24236 SE 1ST PL
002	896197	0390	8/12/02	\$376,000	2340	0	9	1999	3	6891	N	N	24236 SE 1ST PL
002	322460	0250	10/30/03	\$417,000	2350	0	9	1999	3	7525	N	N	24137 SE 1ST CT
002	170305	0510	6/18/03	\$407,500	2360	0	9	2003	3	6413	N	N	23736 NE 22ND ST
002	807720	0300	4/3/03	\$364,950	2360	0	9	1987	3	7331	N	N	2331 233RD AV NE
002	865153	0510	4/22/03	\$419,950	2360	0	9	1984	3	8810	N	N	3848 203RD AV NE
002	867730	0730	6/23/03	\$375,950	2360	0	9	1983	3	12948	N	N	24106 NE 6TH PL
002	865161	0690	10/20/03	\$485,000	2365	0	9	1999	3	5444	N	N	20641 NE 30TH CT
002	865161	0690	4/25/02	\$467,500	2365	0	9	1999	3	5444	N	N	20641 NE 30TH CT
002	193912	0560	2/21/02	\$335,000	2370	0	9	1989	3	8804	N	N	1909 234TH CT NE
002	807721	0380	5/10/02	\$360,000	2370	0	9	1989	3	8651	N	N	23524 NE 22ND ST
002	865150	0340	8/9/02	\$359,000	2370	0	9	1984	3	11343	N	N	3840 206TH PL NE
002	865158	0440	11/13/03	\$432,000	2370	0	9	1985	3	8354	N	N	4308 201ST AV NE
002	170305	0080	5/23/03	\$472,500	2380	0	9	2003	3	6574	N	N	2216 239TH PL NE
002	170305	0520	7/1/03	\$409,950	2380	0	9	2003	3	5017	N	N	23734 NE 22ND ST
002	170305	0470	5/20/02	\$404,950	2380	0	9	2001	3	5776	N	N	2205 238TH PL NE

Improved Sales Used In This Physical Inspection Analysis
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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built /Ren	Cond	Lot Size	View	Water-front	Situs Address
002	170305	0210	11/27/02	\$404,950	2380	0	9	2002	3	5245	N	N	2210 238TH PL NE
002	170305	0490	5/28/02	\$404,950	2380	0	9	2002	3	6123	N	N	2201 238TH PL NE
002	170305	0150	5/12/03	\$404,950	2380	0	9	2003	3	5137	N	N	2211 239TH PL NE
002	170305	0260	5/13/03	\$404,950	2380	0	9	2003	3	4113	N	N	23803 NE 23RD PL
002	170305	0230	1/13/03	\$392,500	2380	0	9	2002	3	4985	N	N	2214 238TH PL NE
002	170305	0190	7/8/02	\$389,950	2380	0	9	2001	3	4028	N	N	2206 238TH PL NE
002	170305	0430	11/22/02	\$399,950	2380	0	9	2003	3	5769	N	N	2213 238TH PL NE
002	322460	0030	5/31/02	\$377,000	2380	0	9	1998	3	5506	N	N	24320 E MAIN DR
002	807721	0490	8/30/02	\$368,500	2380	0	9	1988	3	7505	N	N	23407 NE 23RD ST
002	124010	0091	6/18/03	\$423,000	2390	0	9	1991	3	25681	N	N	21624 NE 14TH PL
002	193912	0150	8/21/03	\$369,000	2390	0	9	1989	3	7651	N	N	23117 NE 18TH PL
002	193912	0580	5/28/02	\$340,000	2400	0	9	1990	3	6935	N	N	23300 NE 19TH DR
002	750411	0220	9/22/03	\$358,000	2410	0	9	1989	3	11916	N	N	22639 NE 26TH CT
002	865153	0220	10/28/03	\$363,000	2410	0	9	1984	3	8414	N	N	20215 NE 39TH ST
002	865158	0830	11/12/03	\$424,950	2410	0	9	1984	3	10939	N	N	4005 203RD AV NE
002	193911	0140	10/22/02	\$379,900	2420	0	9	1990	3	8249	N	N	1836 232ND CT NE
002	193912	0130	8/25/03	\$382,500	2420	0	9	1989	3	10255	N	N	23101 NE 18TH PL
002	193912	0130	1/22/02	\$355,000	2420	0	9	1989	3	10255	N	N	23101 NE 18TH PL
002	193913	0590	9/26/03	\$376,950	2420	0	9	1990	3	6983	N	N	1807 231ST AV NE
002	865158	0350	5/13/03	\$397,000	2420	0	9	1985	3	7210	N	N	4219 201ST AV NE
002	867730	0380	3/15/02	\$339,500	2420	0	9	1984	3	13236	N	N	507 239TH AV NE
002	159200	0010	7/22/02	\$350,100	2430	0	9	1986	3	8497	N	N	22811 NE 14TH ST
002	193912	0480	6/25/03	\$382,000	2430	0	9	1990	3	8233	N	N	1904 234TH CT NE
002	193912	0250	1/23/02	\$361,000	2430	0	9	1990	3	8886	N	N	23425 NE 19TH DR
002	193912	0570	1/2/03	\$355,450	2430	0	9	1990	3	7590	N	N	23310 NE 19TH DR
002	664620	0310	6/2/03	\$359,000	2430	0	9	1990	3	6997	N	N	22020 NE 18TH ST
002	750400	1110	7/12/02	\$350,000	2430	0	9	1975	4	12240	N	N	2311 SAHALEE DR W
002	750401	0660	5/12/03	\$486,000	2430	1030	9	1975	3	11900	N	N	3134 211TH AV NE
002	807845	0520	10/21/02	\$389,950	2430	0	9	1994	3	7284	N	N	23520 NE 25TH WY
002	159200	0810	5/12/03	\$359,900	2440	0	9	1984	3	9360	N	N	22907 NE 15TH PL

Improved Sales Used In This Physical Inspection Analysis
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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built /Ren	Cond	Lot Size	View	Water-front	Situs Address
002	193912	0310	5/21/02	\$373,500	2440	0	9	1990	3	8380	N	N	1822 235TH PL NE
002	807720	0030	9/27/02	\$369,950	2440	0	9	1987	3	8266	N	N	23253 NE 20TH PL
002	865153	0130	6/3/02	\$452,500	2440	0	9	1984	3	11905	N	N	20031 NE 39TH ST
002	865158	0170	11/20/02	\$412,500	2440	0	9	1985	3	13213	N	N	4316 202ND AV NE
002	807720	0150	1/10/02	\$344,000	2450	0	9	1987	3	7017	N	N	23310 NE 22ND ST
002	896198	0350	9/19/03	\$396,000	2450	0	9	2000	3	6723	N	N	178 241ST PL SE
002	193912	0050	9/12/03	\$400,000	2460	0	9	1989	3	8029	N	N	23106 NE 18TH PL
002	193913	0550	7/23/02	\$382,000	2460	0	9	1990	3	9386	N	N	23522 NE 17TH PL
002	863575	0340	8/20/02	\$420,000	2460	1200	9	1999	3	9123	N	N	572 237TH AV SE
002	865150	0530	11/15/02	\$385,000	2460	0	9	1983	3	10992	N	N	3801 206TH PL NE
002	807721	0160	1/28/03	\$370,000	2470	0	9	1990	3	8133	N	N	23410 NE 21ST ST
002	865158	0680	3/28/03	\$420,000	2480	0	9	1984	3	9604	N	N	4201 202ND AV NE
002	867730	0300	11/1/03	\$372,000	2480	0	9	1983	3	13576	N	N	425 239TH AV NE
002	124010	0153	2/12/02	\$379,850	2490	0	9	1987	3	61224	N	N	1244 218TH AV NE
002	159200	0830	10/30/02	\$350,000	2490	0	9	1988	3	10157	N	N	22919 NE 15TH PL
002	170305	0500	7/25/03	\$404,950	2490	0	9	2003	3	5978	N	N	23738 NE 22ND ST
002	170305	0240	3/13/03	\$399,950	2490	0	9	2002	3	5282	N	N	2216 238TH PL NE
002	170305	0450	6/21/02	\$429,950	2490	0	9	2002	3	7912	N	N	2209 238TH PL NE
002	193913	0720	6/30/03	\$399,950	2490	0	9	1992	3	9063	N	N	23103 NE 18TH ST
002	193913	0720	5/10/02	\$374,950	2490	0	9	1992	3	9063	N	N	23103 NE 18TH ST
002	867730	0720	11/11/03	\$380,000	2490	0	9	1983	3	12929	N	N	24102 NE 6TH PL
002	896198	0270	4/15/03	\$410,000	2490	0	9	2000	3	6705	N	N	189 241ST PL SE
002	771580	0820	5/22/02	\$522,500	2490	740	9	1991	4	12218	Y	N	1630 209TH PL NE
002	159200	0760	11/5/03	\$342,000	2500	0	9	1984	3	7776	N	N	22942 NE 14TH ST
002	170305	0220	2/19/03	\$389,950	2500	0	9	2002	3	4985	N	N	2212 238TH PL NE
002	321600	0030	3/11/02	\$410,000	2500	0	9	1993	3	19694	N	N	2404 244TH PL NE
002	807721	0780	10/1/02	\$355,000	2500	0	9	1988	3	7721	N	N	2313 234TH CT NE
002	865158	0030	11/25/02	\$415,000	2500	0	9	1985	3	8802	N	N	20321 NE 40TH CT
002	159200	0970	8/28/02	\$324,950	2510	0	9	1984	3	9456	N	N	1401 229TH AV NE
002	865161	0520	9/29/03	\$474,000	2520	0	9	1999	3	6305	N	N	3038 206TH WY NE

Improved Sales Used In This Physical Inspection Analysis
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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built /Ren	Cond	Lot Size	View	Water-front	Situs Address
002	865161	0380	3/1/02	\$435,000	2520	0	9	1999	3	6276	N	N	20528 NE 31ST ST
002	159200	0040	1/15/03	\$349,950	2530	0	9	1984	3	8157	N	N	22829 NE 14TH ST
002	159200	0460	9/9/03	\$340,500	2530	0	9	1987	3	9460	N	N	1208 230TH AV NE
002	306640	1030	3/26/02	\$429,500	2540	1020	9	1987	3	14800	N	N	21911 NE 20TH WY
002	863575	0170	6/16/03	\$419,000	2540	0	9	1999	3	8503	N	N	630 237TH PL SE
002	807721	0730	7/22/03	\$416,000	2560	0	9	1988	3	11425	N	N	23402 NE 23RD ST
002	867730	0530	12/2/03	\$429,500	2560	0	9	1983	3	13251	N	N	422 242ND PL NE
002	941640	0220	7/11/02	\$410,450	2560	0	9	2002	3	6379	N	N	1021 233RD PL NE
002	941640	0240	8/16/02	\$409,000	2560	0	9	2002	3	6181	N	N	1017 233RD PL NE
002	159200	0320	7/2/03	\$369,950	2570	0	9	1985	3	13123	N	N	22930 NE 12TH PL
002	863575	0100	6/4/03	\$410,000	2570	0	9	1998	3	5198	N	N	661 237TH PL SE
002	863575	0370	4/5/02	\$470,000	2570	1270	9	1999	3	8578	N	N	565 237TH AV SE
002	193913	0500	9/4/02	\$392,000	2580	0	9	1991	3	7743	N	N	1730 233RD PL NE
002	750410	0790	2/12/02	\$349,950	2580	0	9	1982	3	11730	N	N	22229 NE 25TH WY
002	941640	0300	4/3/02	\$386,530	2580	0	9	2001	3	5206	N	N	1003 233RD PL NE
002	941640	0180	6/21/02	\$382,500	2580	0	9	2002	3	5299	N	N	1024 233RD PL NE
002	193910	0180	10/31/02	\$335,000	2590	0	9	1987	3	7547	N	N	22904 NE 16TH PL
002	664620	0230	2/13/03	\$369,000	2590	0	9	1990	3	6082	Y	N	1816 221ST PL NE
002	807721	0040	8/19/02	\$375,000	2590	0	9	1990	3	7847	N	N	23409 NE 22ND ST
002	170305	0130	5/8/03	\$419,950	2600	0	9	2003	3	5543	N	N	2215 239TH PL NE
002	170305	0060	4/18/02	\$484,950	2600	770	9	2001	3	7734	N	N	2212 239TH PL NE
002	031950	0560	6/12/03	\$427,500	2610	0	9	1996	3	7558	Y	N	1427 232ND AV NE
002	031950	0010	5/22/02	\$409,000	2610	0	9	1994	3	9002	N	N	1406 233RD AV NE
002	031950	0400	5/10/02	\$407,000	2610	0	9	1994	3	10030	N	N	23226 NE 14TH PL
002	170305	0140	4/29/03	\$405,000	2610	0	9	2003	3	5309	N	N	2213 239TH PL NE
002	170305	0160	4/1/03	\$404,950	2610	0	9	2003	3	5267	N	N	2209 239TH PL NE
002	170305	0030	12/17/02	\$460,000	2610	960	9	2001	3	5397	N	N	2206 239TH PL NE
002	193911	0040	8/8/03	\$377,500	2610	0	9	1987	3	9186	N	N	23047 NE 19TH DR
002	867730	0190	2/14/02	\$379,000	2610	0	9	1982	3	13091	N	N	23704 NE 4TH PL
002	941640	0290	3/25/02	\$413,950	2610	0	9	2001	3	7476	N	N	233RD PL NE

Improved Sales Used In This Physical Inspection Analysis
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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built /Ren	Cond	Lot Size	View	Water-front	Situs Address
002	941640	0190	3/15/02	\$412,500	2610	0	9	2001	3	6385	N	N	1026 233RD PL NE
002	750400	1200	10/18/02	\$317,000	2610	0	9	1978	4	12410	N	N	2237 SAHALEE DR W
002	159200	0170	10/9/02	\$350,000	2620	0	9	1984	3	9584	N	N	1308 229TH PL NE
002	170305	0200	11/13/02	\$390,000	2620	0	9	2001	3	5450	N	N	2208 238TH PL NE
002	664620	0260	11/22/02	\$356,000	2630	0	9	1990	3	15670	N	N	1832 221ST PL NE
002	750411	0800	10/21/02	\$385,000	2630	0	9	1984	3	9507	N	N	22429 NE 25TH WY
002	865150	0440	6/14/02	\$430,000	2630	0	9	1983	3	12651	N	N	3837 206TH PL NE
002	867730	0560	8/5/02	\$357,280	2630	0	9	1983	3	12424	N	N	24239 NE 5TH PL
002	031950	0600	8/21/02	\$395,000	2640	0	9	1995	3	9472	N	N	23130 NE 14TH CT
002	031950	0040	6/17/03	\$395,000	2640	0	9	1994	3	8033	N	N	1428 233RD AV NE
002	159200	0440	7/17/03	\$380,000	2640	0	9	1984	3	10442	N	N	1200 230TH AV NE
002	941640	0330	2/27/03	\$392,000	2640	0	9	2002	3	6341	N	N	923 233RD PL NE
002	865161	0370	2/4/03	\$445,000	2650	0	9	1998	3	7226	N	N	20520 NE 31ST ST
002	031950	0110	9/27/03	\$418,700	2660	0	9	1995	3	11707	N	N	23334 NE 15TH ST
002	170305	0050	3/18/02	\$479,950	2670	0	9	2001	3	7582	N	N	2210 239TH PL NE
002	170305	0350	6/3/03	\$467,157	2670	0	9	2003	3	6066	N	N	23733 NE 23RD PL
002	170305	0330	6/5/03	\$449,950	2670	0	9	2003	3	7901	N	N	23730 NE 23RD PL
002	170305	0340	6/25/03	\$449,950	2670	0	9	2003	3	6814	N	N	23731 NE 23RD PL
002	170305	0110	4/14/03	\$440,000	2670	0	9	2002	3	8122	N	N	2304 239TH PL NE
002	170305	0360	4/22/03	\$441,950	2670	0	9	2003	3	6530	N	N	23735 NE 23RD PL
002	170305	0480	11/19/02	\$404,000	2670	0	9	2001	3	5371	N	N	2203 238TH PL NE
002	193912	0450	6/5/03	\$367,000	2670	0	9	1989	3	10496	N	N	1917 235TH CT NE
002	232506	9097	12/15/03	\$470,000	2670	0	9	1990	3	45519	N	N	24425 NE 26TH ST
002	664620	0690	3/19/03	\$380,000	2670	0	9	1996	3	6146	N	N	22337 NE 18TH ST
002	750411	0050	11/21/03	\$419,990	2670	0	9	1996	3	11877	N	N	2522 227TH PL NE
002	170305	0040	3/12/02	\$479,950	2680	0	9	2001	3	7401	N	N	2208 239TH PL NE
002	170305	0170	1/14/03	\$406,000	2680	0	9	2001	3	6868	N	N	2207 239TH PL NE
002	321600	0020	6/6/02	\$420,000	2680	0	9	1993	3	21804	N	N	2416 244TH PL NE
002	807721	0420	7/14/03	\$400,000	2680	0	9	1989	3	8018	N	N	23418 NE 22ND ST
002	865161	0270	9/24/03	\$529,000	2680	0	9	2003	3	9292	N	N	20594 NE 32ND CT

Improved Sales Used In This Physical Inspection Analysis
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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built /Ren	Cond	Lot Size	View	Water-front	Situs Address
002	941640	0130	8/8/02	\$425,000	2700	0	9	2001	3	8298	N	N	1008 233RD PL NE
002	941640	0170	5/28/02	\$423,256	2700	0	9	2002	3	5956	N	N	1022 233RD PL NE
002	941640	0140	1/30/02	\$404,950	2700	0	9	2001	3	6367	N	N	1010 233RD PL NE
002	941640	0150	3/26/02	\$399,000	2700	0	9	2001	3	6165	N	N	1014 233RD PL NE
002	941640	0160	5/13/02	\$399,950	2700	0	9	2002	3	6036	N	N	1018 233RD PL NE
002	170305	0380	3/7/03	\$439,950	2710	0	9	2002	3	6276	N	N	2223 238TH PL NE
002	170305	0410	6/13/02	\$438,342	2710	0	9	2002	3	6782	N	N	2217 238TH PL NE
002	170305	0070	9/16/02	\$489,950	2710	570	9	2002	3	7543	N	N	2214 239TH PL NE
002	170305	0400	8/8/02	\$434,000	2710	0	9	2002	3	5948	N	N	2219 238TH PL NE
002	664620	0240	7/25/03	\$394,000	2710	0	9	1990	3	9226	Y	N	1822 221ST PL NE
002	863575	0380	8/18/03	\$440,000	2710	0	9	1998	3	9887	N	N	559 237TH AV SE
002	863575	0190	2/4/02	\$369,950	2710	0	9	1999	3	6443	N	N	656 237TH PL SE
002	750406	0100	11/19/02	\$315,600	2720	0	9	1980	3	13950	N	N	21842 NE 30TH PL
002	807720	0190	12/1/03	\$415,000	2720	0	9	1987	3	8847	N	N	2234 233RD AV NE
002	031950	0210	7/22/02	\$416,000	2730	0	9	1997	3	8316	N	N	1521 233RD PL NE
002	031950	0270	4/11/03	\$434,990	2740	0	9	1996	3	7347	N	N	23274 NE 15TH ST
002	031950	0150	5/5/03	\$428,000	2750	0	9	1996	3	8545	N	N	1508 233RD AV NE
002	031950	0640	2/25/03	\$422,500	2750	0	9	1996	3	9298	N	N	23133 NE 14TH CT
002	031950	0690	6/3/02	\$414,000	2750	0	9	1997	3	8387	Y	N	23157 NE 14TH CT
002	202506	9001	4/15/03	\$658,560	2750	0	9	1983	3	75435	Y	N	20021 NE 39TH LN
002	867730	0860	6/17/03	\$464,950	2750	0	9	1983	3	12412	N	N	24238 NE 7TH PL
002	863575	0440	12/1/03	\$442,500	2760	0	9	1998	3	8384	N	N	525 237TH AV SE
002	865161	0570	10/1/03	\$475,200	2760	0	9	1999	3	8100	N	N	20523 NE 31ST ST
002	031950	0660	6/12/03	\$420,000	2770	0	9	1995	3	6990	N	N	23145 NE 14TH CT
002	635260	0490	7/23/02	\$576,350	2770	0	9	2002	3	8049	N	N	19333 NE 42ND CT
002	031950	0520	5/6/02	\$423,000	2780	0	9	1996	3	7870	N	N	23143 NE 15TH CT
002	750400	0080	12/6/02	\$390,000	2780	0	9	1977	3	11709	N	N	2038 213TH AV NE
002	750401	0710	6/4/03	\$579,000	2780	0	9	1977	3	11900	N	N	3302 211TH AV NE
002	800147	0020	6/11/02	\$472,450	2780	0	9	2001	3	6716	N	N	1924 205TH PL NE
002	193910	0450	2/12/02	\$343,335	2790	0	9	1987	4	9092	N	N	1805 230TH AV NE

Improved Sales Used In This Physical Inspection Analysis
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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built /Ren	Cond	Lot Size	View	Water-front	Situs Address
002	322460	0060	4/18/03	\$412,000	2790	0	9	1999	3	5506	N	N	24240 E MAIN DR
002	322460	0440	5/16/03	\$405,000	2790	0	9	1998	3	5431	N	N	121 243RD PL SE
002	800147	0010	6/26/02	\$490,000	2790	0	9	2001	3	9617	N	N	1920 205TH PL NE
002	807720	0140	7/10/02	\$375,000	2790	0	9	1987	3	10002	N	N	23303 NE 22ND ST
002	863575	0610	6/3/03	\$436,950	2790	0	9	1998	3	7474	N	N	440 237TH AV SE
002	863575	0520	10/17/02	\$425,000	2790	0	9	1998	3	6345	N	N	421 237TH AV SE
002	896197	0400	12/11/03	\$452,000	2790	0	9	1999	3	6270	N	N	24228 SE 1ST PL
002	896197	0420	9/23/02	\$407,500	2790	0	9	1999	3	6199	N	N	24214 SE 1ST PL
002	896198	0280	7/15/03	\$447,000	2790	0	9	1999	3	5720	N	N	185 241ST PL SE
002	193911	0020	8/14/03	\$382,151	2800	0	9	1987	3	8828	N	N	23039 NE 19TH DR
002	193913	0290	6/25/03	\$409,950	2800	0	9	1991	3	8302	N	N	23251 NE 16TH PL
002	865161	0640	7/24/02	\$475,300	2805	0	9	1999	3	6496	N	N	20648 NE 30TH CT
002	807721	0250	4/23/02	\$399,500	2810	0	9	1990	3	9262	N	N	2007 235TH PL NE
002	193910	0685	4/28/03	\$410,000	2820	0	9	1991	4	7786	N	N	22917 NE 16TH PL
002	750411	0210	9/20/02	\$391,450	2820	0	9	1987	3	14863	N	N	22635 NE 26TH CT
002	865161	0550	5/7/02	\$499,900	2820	0	9	1999	3	6182	N	N	3020 206TH WY NE
002	306641	0390	5/24/02	\$418,000	2830	0	9	1989	3	11469	N	N	22207 NE 21ST WY
002	750410	1690	4/22/02	\$385,000	2830	0	9	1990	3	15748	N	N	22233 NE 28TH PL
002	807721	0800	8/15/02	\$379,000	2830	0	9	1987	3	8242	N	N	2227 234TH AV NE
002	867730	0470	8/28/02	\$399,950	2830	0	9	1984	3	12110	N	N	24223 NE 5TH PL
002	750400	1260	9/25/03	\$462,000	2840	0	9	1976	3	19196	N	N	2213 SAHALEE DR W
002	193913	0240	6/24/02	\$408,000	2850	0	9	1990	3	8968	N	N	23286 NE 16TH PL
002	896198	0320	4/23/02	\$404,000	2850	0	9	2000	3	6577	N	N	169 241ST PL SE
002	193911	0150	10/1/03	\$409,500	2860	0	9	1988	3	7458	N	N	23213 NE 19TH DR
002	750410	0560	5/27/03	\$455,000	2860	0	9	1984	3	12750	N	N	2417 220TH PL NE
002	807721	0500	7/18/02	\$411,620	2860	0	9	1988	3	8404	N	N	23419 NE 23RD ST
002	896198	0290	5/14/02	\$467,000	2860	0	9	2000	3	6600	N	N	181 241ST PL SE
002	031950	0050	7/21/03	\$475,000	2870	0	9	1997	3	11725	N	N	23311 NE 15TH ST
002	193911	0050	7/1/02	\$369,950	2880	0	9	1990	3	8360	N	N	23051 NE 19TH DR
002	863575	0410	6/25/02	\$419,500	2880	0	9	1999	3	7000	N	N	543 237TH AV SE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built /Ren	Cond	Lot Size	View	Water-front	Situs Address
002	664620	0190	7/30/02	\$400,000	2890	0	9	1990	3	7142	Y	N	22122 NE 18TH ST
002	941640	0260	4/18/02	\$437,950	2900	0	9	2001	3	8095	N	N	1013 233RD PL NE
002	941640	0310	4/19/02	\$427,950	2900	0	9	2001	3	7128	N	N	1007 233RD PL NE
002	193913	0340	8/16/02	\$405,950	2910	0	9	1990	3	7940	N	N	23277 NE 16TH PL
002	306641	0880	7/3/03	\$493,584	2920	0	9	1987	4	10356	N	N	2221 223RD PL NE
002	865161	1700	9/13/02	\$555,000	2920	0	9	2002	3	8754	N	N	20643 NE 25TH CT
002	282506	9064	6/25/03	\$450,000	2940	0	9	2001	3	9014	N	N	1606 216TH AV NE
002	750410	1470	1/15/02	\$431,500	2940	0	9	1983	3	10680	N	N	22305 NE 28TH ST
002	865161	1550	6/17/03	\$549,850	2960	0	9	2003	3	8796	N	N	20507 NE 24TH PL
002	193911	0280	7/10/03	\$388,500	2970	0	9	1988	3	7830	N	N	23046 NE 19TH DR
002	282506	9084	2/7/02	\$425,000	2980	0	9	2001	3	10378	N	N	1614 216TH AV NE
002	290930	0210	2/20/03	\$444,990	2980	0	9	2003	3	6931	N	N	226 239th Wy SE
002	170305	0290	12/6/02	\$518,000	2990	0	9	2003	3	6201	N	N	23802 NE 23RD PL
002	170305	0100	7/25/03	\$490,000	2990	0	9	2003	3	6966	N	N	2302 239TH PL NE
002	170305	0300	12/18/02	\$489,950	2990	0	9	2003	3	6201	N	N	23736 NE 23RD PL
002	170305	0310	3/20/03	\$489,950	2990	0	9	2003	3	5950	N	N	23734 NE 23RD PL
002	170305	0320	11/8/02	\$489,950	2990	0	9	2003	3	6084	N	N	23732 NE 23RD PL
002	170305	0090	4/22/03	\$479,950	2990	0	9	2003	3	6606	N	N	2218 239TH PL NE
002	170305	0370	8/28/02	\$469,950	2990	0	9	2002	3	7112	N	N	2225 238TH PL NE
002	170305	0440	7/16/02	\$464,950	2990	0	9	2002	3	6134	N	N	2211 238TH PL NE
002	170305	0270	8/26/03	\$454,950	2990	0	9	2003	3	5515	N	N	2220 238TH PL NE
002	170305	0390	7/22/02	\$469,950	2990	0	9	2002	3	6882	N	N	2221 238TH PL NE
002	272506	9162	12/10/03	\$485,000	2990	0	9	2003	3	9643	N	N	23621 NE 22ND ST
002	272506	9164	12/16/03	\$477,950	2990	0	9	2003	3	9374	N	N	2110 236TH AV NE
002	750402	1360	7/11/02	\$450,000	2990	0	9	1979	3	12916	N	N	21530 NE 29TH ST
002	941640	0320	9/8/03	\$439,000	2990	0	9	2002	3	5673	N	N	926 233RD AV NE
002	941640	0230	8/8/02	\$437,950	2990	0	9	2002	3	6000	N	N	1015 233RD PL NE
002	941640	0250	3/14/03	\$419,950	2990	0	9	2002	3	6257	N	N	1019 233RD PL NE
002	941640	0320	2/26/03	\$412,500	2990	0	9	2002	3	5673	N	N	926 233RD AV NE
002	170305	0010	2/25/03	\$509,950	3000	0	9	2001	3	26144	N	N	2202 239TH PL SE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built /Ren	Cond	Lot Size	View	Water-front	Situs Address
002	170305	0180	5/22/02	\$459,000	3000	0	9	2001	3	5907	N	N	2205 239TH PL NE
002	193913	0440	9/27/02	\$425,000	3000	0	9	1991	3	8809	N	N	1700 233RD PL NE
002	306641	0200	2/19/03	\$404,500	3000	0	9	1988	3	11113	N	N	2122 223RD PL NE
002	750400	0240	10/17/03	\$455,000	3000	0	9	1976	3	12000	N	N	2036 211TH AV NE
002	863575	0420	3/12/02	\$430,000	3000	0	9	1999	3	7000	N	N	537 237TH AV SE
002	865161	1530	7/10/03	\$610,000	3000	990	9	2002	3	8418	N	N	20521 NE 24th PI
002	124010	0092	11/24/03	\$762,000	3000	0	9	1989	5	66025	N	N	21631 NE 14TH PL
002	306641	0860	3/13/02	\$438,000	3010	0	9	1988	3	10302	N	N	2207 223RD PL NE
002	896197	0340	3/14/03	\$472,000	3010	0	9	1999	3	7196	N	N	24280 SE 1ST PL
002	865161	1540	5/14/03	\$585,000	3030	0	9	2002	3	8418	N	N	20515 NE 24TH PL
002	193913	0050	1/8/03	\$405,000	3050	0	9	1990	3	8095	N	N	1727 233RD PL NE
002	750402	0410	8/21/02	\$449,700	3050	0	9	1978	4	18348	N	N	21615 NE 24TH ST
002	193913	0270	3/1/02	\$420,000	3060	0	9	1990	3	9351	N	N	23262 NE 16TH PL
002	159200	0350	9/3/03	\$427,616	3070	0	9	1984	3	10683	N	N	22914 NE 12TH PL
002	800147	0150	6/16/03	\$535,000	3090	0	9	2000	3	7861	N	N	20530 NE 22ND CT
002	865161	1460	10/18/02	\$589,800	3090	0	9	2002	3	7867	N	N	2502 206TH PL NE
002	865161	0230	12/5/03	\$600,000	3090	0	9	2002	3	8220	N	N	20562 NE 32ND CT
002	865161	0230	4/22/03	\$595,000	3090	0	9	2002	3	8220	N	N	20562 NE 32ND CT
002	750410	0800	4/6/02	\$389,000	3130	0	9	1982	3	11524	N	N	22237 NE 25TH WY
002	750410	0800	5/21/02	\$389,000	3130	0	9	1982	3	11524	N	N	22237 NE 25TH WY
002	306641	0820	12/10/02	\$445,000	3140	0	9	1989	3	11145	N	N	2107 223RD PL NE
002	306641	0820	6/14/02	\$423,000	3140	0	9	1989	3	11145	N	N	2107 223RD PL NE
002	571190	0250	8/1/03	\$519,000	3140	0	9	2003	3	10626	N	N	25315 NE 3RD PL
002	865161	1750	4/10/02	\$580,000	3160	0	9	2001	3	8763	N	N	20502 NE 24TH PL
002	865161	1670	3/20/02	\$552,800	3160	0	9	2001	3	7800	N	N	20619 NE 25TH CT
002	865161	1680	1/10/02	\$537,800	3160	0	9	2001	3	8380	N	N	20627 NE 25TH CT
002	865161	0400	6/19/02	\$490,000	3170	0	9	1999	3	6189	N	N	20544 NE 31ST ST
002	750400	0090	3/19/02	\$486,000	3180	0	9	1984	4	11688	N	N	2048 213TH AV NE
002	571190	0280	12/17/03	\$510,000	3190	0	9	2004	3	8375	N	N	25323 NE 3RD PL
002	571190	0290	7/25/03	\$483,500	3190	0	9	2003	3	8932	N	N	25219 NE 3RD PL

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built /Ren	Cond	Lot Size	View	Water-front	Situs Address
002	750415	0020	1/7/02	\$345,000	3190	0	9	1978	3	10925	N	N	2224 SAHALEE DR W
002	750411	0150	10/14/03	\$470,000	3210	420	9	1992	3	9600	N	N	2518 226TH PL NE
002	865161	1710	8/5/02	\$569,000	3210	0	9	2001	3	8798	N	N	20530 NE 24TH PL
002	571190	0200	11/12/03	\$514,500	3220	0	9	2004	3	11881	N	N	25217 NE 3RD PL
002	865161	1520	8/29/02	\$555,000	3240	0	9	2001	3	9987	N	N	20525 NE 24TH PL
002	865161	1690	11/21/02	\$555,000	3240	0	9	2001	3	8338	N	N	20635 NE 25TH CT
002	800147	0120	7/2/03	\$523,921	3260	0	9	2000	3	8646	N	N	20521 NE 22ND CT
002	800147	0170	8/1/02	\$550,000	3410	0	9	2000	3	9320	N	N	20522 NE 22ND CT
002	306641	0380	10/9/02	\$528,000	3420	0	9	1989	4	11688	N	N	22211 NE 21ST WY
002	865161	0240	6/19/03	\$620,000	3420	0	9	2002	3	7462	N	N	20570 NE 32ND CT
002	865161	0210	9/5/03	\$600,000	3430	0	9	2003	3	8517	N	N	20546 NE 32ND CT
002	290930	0470	9/19/02	\$544,990	3440	0	9	2001	3	7247	N	N	214 238TH AV SE
002	800147	0100	1/30/03	\$515,000	3440	0	9	2000	3	9333	N	N	20511 NE 22ND CT
002	800147	0070	12/8/03	\$596,000	3450	0	9	2001	3	10446	N	N	20512 NE 21ST CT
002	865161	1470	5/23/03	\$598,000	3460	0	9	2003	3	7866	N	N	2458 206TH PL NE
002	571190	0230	11/5/03	\$559,000	3470	710	9	2004	3	9781	N	N	25229 NE 3RD PL
002	800147	0050	8/6/03	\$625,000	3490	0	9	2000	3	12661	N	N	20505 NE 21ST CT
002	800147	0220	5/10/02	\$565,000	3520	0	9	2001	3	7407	N	N	20515 NE 23RD CT
002	800147	0240	2/14/03	\$530,000	3520	0	9	2001	3	6966	N	N	20525 NE 23RD CT
002	865161	1480	8/22/02	\$609,800	3530	0	9	2002	3	7865	N	N	2450 206TH PL NE
002	865161	1740	2/27/03	\$609,000	3530	0	9	2002	3	8100	N	N	20510 NE 24TH PL
002	865161	0220	12/17/03	\$629,950	3530	0	9	2003	3	8933	N	N	20554 NE 32ND CT
002	159200	0610	2/22/02	\$424,500	3560	0	9	1985	3	14948	N	N	23018 NE 13TH ST
002	750400	0120	12/11/02	\$535,000	3640	0	9	1978	3	12138	N	N	2066 213TH AV SE
002	865161	1640	10/11/02	\$545,000	3750	0	9	2001	3	7821	N	N	20620 NE 25TH CT
002	262506	9058	4/10/03	\$750,000	3790	0	9	2002	3	47746	N	N	24730 NE 18TH ST
002	262506	9033	11/6/03	\$625,000	3850	0	9	1998	3	55037	N	N	24403 NE 18TH ST
002	290930	0520	6/6/03	\$569,990	3850	0	9	2002	3	6867	N	N	211 238TH AV SE
002	290930	0460	3/20/02	\$569,999	3870	0	9	2001	3	7981	N	N	218 238TH AV SE
002	290930	0540	12/27/02	\$605,990	3870	0	9	2002	3	9421	N	N	219 238TH AV SE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built /Ren	Cond	Lot Size	View	Water-front	Situs Address
002	290930	0610	4/15/02	\$600,000	3870	0	9	2001	3	8880	N	N	324 238TH AV SE
002	290930	0610	7/23/03	\$600,000	3870	0	9	2001	3	8880	N	N	324 238TH AV SE
002	290930	0620	9/4/02	\$597,990	3870	0	9	2002	3	10281	N	N	320 238TH AV SE
002	290930	0480	7/29/02	\$550,000	3880	0	9	2001	3	7224	N	N	210 238TH AV SE
002	290930	0490	4/2/03	\$589,990	3880	0	9	2003	3	7894	N	N	206 238TH AV SE
002	290930	0500	8/7/03	\$570,000	3900	0	9	2003	3	8340	N	N	207 238TH AV SE
002	800147	0210	1/17/02	\$560,000	3920	0	9	2001	3	8222	N	N	20507 NE 23RD CT
002	290930	0630	2/7/03	\$573,990	3950	0	9	2001	3	8756	N	N	316 238TH AV SE
002	290930	0590	5/28/02	\$588,625	3970	0	9	2001	3	8729	N	N	323 238TH AV SE
002	290930	0510	12/26/02	\$674,990	4020	0	9	2002	3	34851	N	N	209 238TH AV SE
002	290930	0530	10/10/03	\$613,500	4020	0	9	2003	3	8042	N	N	215 238TH AV SE
002	290930	0640	4/24/02	\$593,000	4210	0	9	2001	3	9414	N	N	23803 SE 2ND PL
002	290930	0450	7/24/02	\$620,000	5020	0	9	2001	3	8382	N	N	222 238TH AV SE
002	750402	1290	7/1/03	\$416,130	1300	1230	10	1980	3	12049	N	N	21619 NE 29TH ST
002	111850	0110	8/13/03	\$445,000	1890	690	10	1990	3	14624	N	N	3140 240TH AV NE
002	664620	0180	4/24/03	\$403,000	1900	920	10	1997	3	6187	Y	N	1813 223RD PL NE
002	750402	0950	5/16/03	\$470,000	2010	1040	10	1977	3	12480	N	N	2317 SAHALEE DR E
002	182930	0010	11/6/03	\$435,000	2210	1330	10	1989	3	10997	N	N	22305 NE 30TH ST
002	306640	0400	5/7/02	\$380,000	2260	0	10	1988	3	10962	N	N	21936 NE 20TH WY
002	306641	0290	2/25/02	\$359,900	2280	0	10	1987	3	10010	N	N	2012 223RD PL NE
002	750410	1440	11/19/02	\$355,000	2280	0	10	1983	3	18360	N	N	2716 223RD AV NE
002	205010	0360	6/20/02	\$697,450	2310	1080	10	1997	3	17573	Y	N	5311 189TH AV NE
002	306640	0150	10/8/03	\$405,000	2320	0	10	1987	3	11585	N	N	21620 NE 22ND ST
002	750403	0110	5/1/02	\$420,000	2330	0	10	1978	4	11000	N	N	20832 NE 26TH PL
002	865148	0090	2/8/02	\$375,000	2350	0	10	1987	3	9779	N	N	20522 NE 34TH PL
002	272506	9146	6/27/03	\$435,000	2360	0	10	1988	3	45638	N	N	838 238TH AV NE
002	750406	0090	3/25/02	\$330,425	2360	0	10	1980	3	13916	N	N	21838 NE 30TH PL
002	205010	0350	7/3/03	\$655,000	2370	950	10	1994	3	13422	Y	N	5323 189TH AV NE
002	306641	0070	7/9/03	\$429,500	2380	0	10	1988	3	10160	N	N	22202 NE 23RD ST
002	306640	0300	12/11/03	\$428,000	2390	0	10	1987	3	10813	N	N	21938 NE 21ST PL

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Area 35

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built /Ren	Cond	Lot Size	View	Water-front	Situs Address
002	865148	0100	8/28/02	\$383,000	2420	0	10	1987	3	10665	N	N	20514 NE 34TH PL
002	750401	0080	12/26/03	\$480,000	2430	0	10	1977	3	12000	N	N	3122 SAHALEE DR W
002	750403	0220	1/15/02	\$350,000	2450	0	10	1979	3	11960	Y	N	20919 NE SAHALEE COUNTRY CLUB DR
002	865148	0320	2/20/03	\$415,000	2450	0	10	1987	3	10754	N	N	20520 NE 35TH PL
002	327589	0460	5/15/02	\$435,000	2460	0	10	1992	3	9506	N	N	4718 191ST PL NE
002	124110	0048	5/6/03	\$433,000	2470	0	10	1989	3	48706	N	N	23018 SE 8TH ST
002	306640	0190	4/28/03	\$388,000	2510	0	10	1987	3	10000	N	N	21718 NE 22ND ST
002	750403	0200	5/20/03	\$450,000	2510	0	10	1979	3	13000	Y	N	2732 209TH AV NE
002	306641	0080	11/5/03	\$437,000	2520	0	10	1988	3	10223	N	N	22210 NE 23RD ST
002	750402	0480	3/18/03	\$422,500	2530	0	10	1977	3	13205	N	N	21620 NE 24TH ST
002	111850	0330	5/10/02	\$545,000	2550	0	10	1994	3	14076	N	N	24009 NE 29TH ST
002	205010	0100	1/17/02	\$489,999	2550	0	10	1997	3	15020	Y	N	18709 NE 51ST CT
002	865148	0270	4/5/02	\$448,500	2550	0	10	1986	3	19681	N	N	3432 206TH PL NE
002	306640	0630	9/5/02	\$398,000	2570	0	10	1985	3	10185	N	N	21811 NE 22ND ST
002	306641	0310	7/24/03	\$469,900	2610	0	10	1987	3	13077	N	N	2004 223RD PL NE
002	750401	0270	6/18/02	\$474,950	2660	1410	10	1977	3	13000	N	N	3406 210TH PL NE
002	920650	0120	5/2/02	\$500,000	2660	0	10	2001	3	8192	N	N	19632 NE 44TH PL
002	306640	0980	6/21/03	\$481,000	2690	740	10	1989	3	10278	N	N	2036 218TH PL NE
002	750402	0890	4/9/03	\$430,000	2690	0	10	1977	3	16275	N	N	2319 216TH PL NE
002	750410	0640	5/28/02	\$395,000	2690	0	10	1982	3	11000	N	N	2444 220TH PL NE
002	327589	0530	8/20/03	\$495,000	2700	0	10	1994	3	9863	N	N	19124 NE 46TH CT
002	205010	0080	7/16/03	\$590,000	2710	0	10	1996	3	12493	Y	N	5131 188TH PL NE
002	182930	0060	11/19/03	\$428,900	2720	0	10	1987	3	12415	N	N	22403 NE 30TH CT
002	240550	0180	5/23/02	\$390,000	2720	0	10	1990	3	11432	N	N	1905 222ND AV NE
002	306640	0080	3/28/03	\$425,000	2720	0	10	1987	3	10000	N	N	2111 216TH PL NE
002	306640	0780	4/10/03	\$413,000	2730	0	10	1986	3	11296	N	N	21638 NE 20TH WY
002	306640	1110	5/9/03	\$458,000	2730	670	10	1988	3	16177	N	N	21705 NE 20TH WY
002	865148	0430	2/24/03	\$585,000	2740	0	10	1986	3	20590	Y	N	3423 203RD PL NE
002	635260	0730	5/22/02	\$555,000	2780	0	10	2001	3	9606	N	N	19612 NE 44TH PL
002	865148	0050	12/15/03	\$475,000	2790	0	10	1987	3	9795	N	N	20539 NE 35TH PL

Improved Sales Used In This Physical Inspection Analysis
Area 35

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built /Ren	Cond	Lot Size	View	Water-front	Situs Address
002	327589	0150	3/20/02	\$465,000	2810	0	10	1992	3	14650	N	N	19110 NE 48TH ST
002	635260	0340	6/14/02	\$533,500	2810	0	10	2001	3	7591	N	N	19199 NE 43RD CT
002	750401	0240	8/5/02	\$465,000	2810	0	10	1987	3	11025	N	N	3421 210TH PL NE
002	750402	1230	8/14/03	\$470,000	2810	0	10	1978	3	11900	N	N	21729 NE 29TH ST
002	750402	1230	10/22/02	\$429,000	2810	0	10	1978	3	11900	N	N	21729 NE 29TH ST
002	750410	0320	5/8/02	\$415,000	2810	0	10	1983	3	9525	N	N	2813 220TH PL NE
002	240550	0090	3/6/02	\$410,000	2820	0	10	1990	3	7565	N	N	22322 NE 19TH ST
002	306640	1090	7/25/02	\$565,000	2820	2110	10	1992	3	16177	N	N	21721 NE 20TH WY
002	240550	0100	6/20/02	\$425,000	2830	0	10	1990	3	8169	N	N	22316 NE 19TH ST
002	272506	9152	9/25/03	\$419,000	2830	0	10	1991	3	9558	N	N	1618 236TH AV NE
002	272506	9150	9/11/02	\$385,000	2830	0	10	1991	3	9680	N	N	1638 236TH AV NE
002	635260	0350	4/16/02	\$525,000	2830	0	10	2001	3	8630	N	N	4235 194TH PL NE
002	750410	1290	6/10/03	\$447,300	2840	550	10	1985	3	14400	N	N	22119 NE 27TH PL
002	865148	0230	7/1/03	\$544,300	2840	0	10	1987	4	19772	N	N	20641 NE 34TH PL
002	635260	0680	4/29/02	\$559,000	2849	0	10	2001	3	9588	N	N	19600 NE 44TH PL
002	272506	9124	5/12/03	\$397,500	2860	500	10	1984	3	22702	N	N	1026 231ST PL NE
002	635260	0600	11/12/03	\$715,000	2870	0	10	2001	3	7042	N	N	4208 194TH PL NE
002	635260	0600	7/11/02	\$687,000	2870	0	10	2001	3	7042	N	N	4208 194TH PL NE
002	205010	0390	9/29/03	\$859,000	2900	1660	10	1997	3	21027	Y	N	5133 189TH AV NE
002	635260	0660	7/22/03	\$640,950	2900	0	10	2002	3	6136	N	N	19416 NE 43RD PL
002	111850	0180	11/3/03	\$519,000	2910	0	10	1991	3	17105	N	N	23948 NE 31ST WY
002	133085	0060	3/19/02	\$510,000	2910	0	10	1997	3	21783	N	N	22528 NE 39TH WY
002	327589	0290	9/24/02	\$475,000	2910	0	10	1993	3	9828	N	N	19109 NE 45TH PL
002	635260	0080	12/16/02	\$599,950	2910	0	10	2002	3	7033	N	N	19158 NE 44TH CT
002	111850	0310	8/2/02	\$547,500	2920	0	10	1991	3	25719	N	N	24002 NE 30TH PL
002	635260	0720	8/16/02	\$561,950	2930	0	10	2001	3	6674	N	N	19606 NE 44TH PL
002	182930	0560	10/7/03	\$460,000	2940	0	10	1987	3	9220	N	N	22318 NE 30TH ST
002	205010	0300	8/29/03	\$525,000	2940	0	10	1997	3	12172	Y	N	5330 189TH AV NE
002	306640	0560	2/15/02	\$420,000	2940	0	10	1989	3	10005	N	N	2108 220TH PL NE
002	635260	0090	7/8/03	\$660,950	2940	0	10	2002	3	5715	N	N	19152 NE 44TH CT

Improved Sales Used In This Physical Inspection Analysis
Area 35

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built /Ren	Cond	Lot Size	View	Water-front	Situs Address
002	750411	0640	1/24/02	\$400,000	2940	0	10	1985	3	11460	N	N	2525 226TH PL NE
002	865161	0160	6/20/03	\$599,950	2950	0	10	1998	3	8225	N	N	20525 NE 33RD CT
002	865161	0120	12/16/02	\$542,000	2950	0	10	1999	3	8648	N	N	20581 NE 33RD CT
002	920650	0140	7/16/02	\$586,000	2950	0	10	2001	3	9365	N	N	19618 NE 44TH PL
002	306640	0730	5/22/03	\$440,000	2960	0	10	1986	3	10000	N	N	2102 216TH PL NE
002	750411	0090	8/22/03	\$518,000	2960	0	10	1984	4	9872	N	N	2515 227TH PL NE
002	750410	1190	1/4/02	\$423,000	2970	0	10	1984	3	13340	N	N	22139 NE 26TH PL
002	205010	0230	8/21/02	\$625,000	2980	0	10	1997	3	14874	Y	N	5146 189TH AV NE
002	172506	9109	6/18/02	\$620,000	3000	510	10	1988	3	12330	Y	N	19933 NE 42ND ST
002	635260	0620	8/27/02	\$719,950	3000	0	10	2001	3	7362	N	N	4220 194TH PL NE
002	635260	0180	12/31/03	\$649,950	3000	0	10	2000	3	8262	N	N	19191 NE 44TH CT
002	750410	1500	5/14/03	\$420,000	3000	0	10	1979	3	10400	N	N	2719 224TH AV NE
002	750410	1680	6/19/03	\$365,000	3010	0	10	1984	3	11776	N	N	22227 NE 28TH PL
002	635260	0010	9/10/03	\$660,000	3040	0	10	1999	3	8599	N	N	19196 NE 44TH CT
002	750410	1270	1/21/03	\$429,000	3050	0	10	1984	3	10720	N	N	22109 NE 27TH PL
002	865161	0090	2/3/03	\$515,000	3060	0	10	1999	3	8874	N	N	20582 NE 33RD CT
002	750402	1120	8/22/02	\$482,000	3080	0	10	1978	3	12000	N	N	2621 SAHALEE DR E
002	865161	1440	7/8/02	\$569,004	3080	0	10	2001	3	7869	N	N	2514 206TH PL NE
002	865161	1560	7/1/03	\$545,000	3080	0	10	2000	3	8399	N	N	20509 NE 26TH ST
002	865161	0020	1/8/02	\$520,000	3080	0	10	1999	3	8252	N	N	20526 NE 33RD CT
002	865161	0180	3/14/03	\$525,000	3080	0	10	1999	3	9363	N	N	20522 NE 32ND CT
002	635260	0280	7/17/02	\$650,000	3090	0	10	2001	3	7071	N	N	19163 NE 43RD CT
002	635260	0430	2/27/03	\$610,000	3090	0	10	2002	3	6608	N	N	19318 NE 42ND CT
002	635260	0700	10/31/02	\$730,000	3090	1200	10	2002	3	7194	N	N	4475 194TH WY NE
002	306641	0060	9/17/03	\$494,950	3100	0	10	1988	3	10000	N	N	22120 NE 23RD ST
002	327589	0470	7/21/03	\$514,900	3100	0	10	1992	3	10558	N	N	19117 NE 48TH ST
002	750401	0550	11/20/03	\$605,000	3110	0	10	1975	3	13775	N	N	3011 211TH AV NE
002	182506	9069	7/9/02	\$527,000	3120	0	10	1997	3	222156	Y	N	5017 192ND PL NE
002	865148	0500	5/20/03	\$416,500	3120	0	10	1987	3	8835	N	N	20339 NE 34TH CT
002	327589	0650	9/29/03	\$529,950	3130	0	10	1993	3	14014	N	N	4509 194TH WY NE

Improved Sales Used In This Physical Inspection Analysis
Area 35

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built /Ren	Cond	Lot Size	View	Water-front	Situs Address
002	327589	0860	5/10/02	\$497,500	3130	0	10	1993	3	18872	N	N	4916 192ND DR NE
002	327589	0610	12/23/03	\$511,500	3130	0	10	1993	3	11354	N	N	4533 194TH WY NE
002	327589	0280	5/24/02	\$510,000	3130	0	10	1993	3	14384	N	N	19103 NE 45TH PL
002	327589	0240	10/30/02	\$495,000	3130	0	10	1993	3	11560	N	N	4525 191ST PL NE
002	327589	0900	2/25/03	\$470,000	3130	0	10	1993	3	12224	N	N	5114 192ND DR NE
002	635260	0030	7/17/03	\$630,000	3130	0	10	2000	3	8320	N	N	19184 NE 44TH CT
002	750410	1000	6/19/02	\$484,000	3130	0	10	1982	3	9856	N	N	2518 224TH PL NE
002	865148	0410	11/26/02	\$592,500	3130	0	10	1986	3	22294	Y	N	3435 203RD PL NE
002	635260	0670	1/11/02	\$638,728	3140	0	10	2001	3	8314	N	N	19420 NE 43RD PL
002	635260	0360	11/24/03	\$678,000	3160	0	10	2003	3	6818	N	N	4229 194TH PL NE
002	865161	1860	12/4/02	\$813,330	3170	730	10	2002	3	9587	N	N	20423 NE 31ST CT
002	205010	0060	6/21/02	\$779,200	3180	670	10	1997	3	12437	Y	N	5303 188TH PL NE
002	306640	0120	6/18/03	\$462,000	3180	0	10	1988	3	10248	N	N	21603 NE 22ND CT
002	635260	0640	6/13/03	\$695,000	3190	0	10	2002	3	8529	N	N	19411 NE 43RD PL
002	750410	0690	5/9/03	\$535,000	3190	0	10	1984	3	16182	N	N	2419 222ND AV NE
002	182930	0110	4/18/02	\$442,500	3200	0	10	1987	3	14951	N	N	22410 NE 30TH CT
002	750410	0840	9/12/02	\$494,000	3200	0	10	1983	3	12325	N	N	2421 223RD PL NE
002	635260	0520	11/20/02	\$750,000	3210	0	10	2002	3	7359	N	N	4021 194TH PL NE
002	327589	0140	12/4/02	\$478,000	3230	0	10	1995	3	9970	N	N	19116 NE 48TH ST
002	750411	0720	1/23/03	\$488,000	3230	0	10	1985	3	12708	N	N	2528 225TH PL NE
002	865161	1220	3/28/02	\$625,000	3230	0	10	1998	3	7554	N	N	20646 NE 28TH CT
002	865161	1270	7/11/03	\$595,000	3230	0	10	1999	3	10359	N	N	20615 NE 28TH CT
002	865161	0110	7/26/02	\$580,000	3230	0	10	1999	3	10826	N	N	20587 NE 33RD CT
002	865161	1320	6/13/03	\$568,000	3230	0	10	2000	3	8057	N	N	20548 NE 27TH PL
002	865161	1140	6/13/03	\$541,000	3230	0	10	1999	3	6302	N	N	20537 NE 27TH PL
002	865161	1140	2/19/03	\$535,000	3230	0	10	1999	3	6302	N	N	20537 NE 27TH PL
002	327589	0870	3/10/03	\$500,000	3240	0	10	1993	3	11983	N	N	4922 192ND DR NE
002	815585	0050	10/15/03	\$520,000	3240	0	10	1990	3	15700	N	N	24531 NE 11TH ST
002	111850	0370	3/5/03	\$530,000	3260	0	10	1990	3	16125	N	N	24041 NE 29TH ST
002	635260	0610	10/11/02	\$710,000	3270	0	10	2001	3	7534	N	N	4214 194TH PL NE

Improved Sales Used In This Physical Inspection Analysis
Area 35

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built /Ren	Cond	Lot Size	View	Water-front	Situs Address
002	865161	1060	8/5/02	\$590,000	3270	0	10	2001	3	6027	N	N	2806 206TH TER NE
002	635260	0160	10/14/03	\$626,000	3280	0	10	2003	3	3036	N	N	19157 NE 44TH CT
002	635260	0210	1/7/02	\$589,950	3280	0	10	2001	3	6181	N	N	19192 NE 43RD CT
002	635260	0650	11/19/02	\$745,000	3330	0	10	2001	3	8897	N	N	19412 NE 43RD PL
002	750401	0940	2/25/03	\$570,000	3330	870	10	1976	3	12926	N	N	2725 SAHALEE DR W
002	750410	1220	3/27/02	\$437,500	3330	0	10	1983	3	12727	N	N	22128 NE 26TH PL
002	635260	0450	11/4/03	\$775,000	3340	0	10	2003	3	7290	N	N	19319 NE 42ND CT
002	205010	0160	8/1/03	\$610,000	3345	478	10	1997	3	13101	N	N	5106 189TH AV NE
002	111850	0140	9/18/02	\$522,000	3360	0	10	1990	3	15990	N	N	3131 240TH AV NE
002	815585	0140	11/24/03	\$535,000	3360	0	10	1991	4	15421	N	N	24521 NE 11TH PL
002	815585	0140	5/8/02	\$460,000	3360	0	10	1991	4	15421	N	N	24521 NE 11TH PL
002	635260	0510	6/17/03	\$686,950	3380	0	10	2002	3	6939	N	N	4101 194TH PL NE
002	182930	0310	6/19/02	\$460,400	3390	0	10	1987	3	15031	N	N	22218 NE 31ST ST
002	182930	0310	3/25/02	\$450,000	3390	0	10	1987	3	15031	N	N	22218 NE 31ST ST
002	205010	0200	12/17/03	\$825,000	3390	220	10	1997	3	16887	Y	N	5128 189TH AV NE
002	635260	0480	6/26/03	\$734,700	3410	0	10	2003	3	7560	N	N	19327 NE 42ND CT
002	635260	0500	9/2/03	\$715,500	3410	0	10	2002	3	6972	N	N	4109 194TH PL NE
002	800147	0670	6/6/03	\$660,000	3420	0	10	2002	3	13480	N	N	1901 205TH PL NE
002	327589	0050	9/25/03	\$515,000	3430	0	10	1994	3	11556	N	N	19107 NE 51ST ST
002	327589	0580	6/18/03	\$519,950	3430	0	10	1993	3	8467	N	N	4607 194TH WY NE
002	327589	0050	2/12/03	\$505,000	3430	0	10	1994	3	11556	N	N	19107 NE 51ST ST
002	750410	0680	11/17/02	\$510,000	3430	0	10	1984	3	19588	N	N	2423 222ND AV NE
002	865161	0190	4/18/02	\$635,000	3430	0	10	1999	3	8741	N	N	20530 NE 32ND CT
002	865161	0190	4/18/02	\$635,000	3430	0	10	1999	3	8741	N	N	20530 NE 32ND CT
002	327589	0890	5/13/02	\$496,715	3440	0	10	1994	3	10256	N	N	5108 192ND DR NE
002	306640	0570	9/23/03	\$515,000	3450	0	10	1988	3	15179	N	N	2021 219TH PL NE
002	327589	0090	6/20/03	\$500,000	3450	0	10	1994	3	12175	N	N	19131 NE 51ST ST
002	920650	0030	6/4/02	\$715,000	3450	0	10	2001	3	10784	N	N	19647 NE 44TH PL
002	635260	0330	6/11/02	\$623,000	3470	0	10	2001	3	7381	N	N	19189 NE 43RD CT
002	865161	1500	6/28/02	\$615,500	3470	0	10	1999	3	14203	N	N	2436 206TH PL NE

Improved Sales Used In This Physical Inspection Analysis
Area 35

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built /Ren	Cond	Lot Size	View	Water-front	Situs Address
002	111850	0390	7/5/02	\$558,950	3490	0	10	1990	3	19989	N	N	24103 NE 29TH ST
002	635260	0410	9/9/03	\$675,000	3490	0	10	2002	3	7544	N	N	19330 NE 42ND CT
002	635260	0420	10/16/02	\$595,950	3490	0	10	2002	3	7687	N	N	19322 NE 42ND CT
002	750401	0400	11/20/03	\$590,000	3500	0	10	1986	3	12500	N	N	21005 NE 33RD PL
002	865161	1970	6/28/02	\$694,950	3500	0	10	2001	3	13578	N	N	20458 NE 31ST ST
002	865161	1030	3/25/02	\$595,000	3500	0	10	2002	3	5956	Y	N	2824 206TH TER NE
002	111850	0030	1/14/02	\$455,000	3520	0	10	1991	3	15420	N	N	24204 NE 30TH PL
002	182930	0090	1/8/02	\$480,000	3520	0	10	1989	3	18254	N	N	22419 NE 30TH CT
002	262506	9042	12/19/03	\$790,000	3530	0	10	2001	3	47850	N	N	24615 NE 18TH ST
002	750410	0240	12/31/02	\$474,950	3540	0	10	1984	3	13860	N	N	2859 220TH PL NE
002	750410	0420	5/22/02	\$471,000	3550	0	10	1983	3	13410	N	N	2609 221ST AV NE
002	133085	0020	2/25/02	\$540,000	3570	0	10	1997	3	21924	N	N	22431 NE 39TH WY
002	327589	0700	8/20/02	\$545,000	3590	0	10	1994	3	12844	N	N	4522 194TH WY NE
002	865161	1200	3/25/02	\$609,000	3590	0	10	1998	3	7549	N	N	20541 NE 29TH ST
002	750410	1450	4/16/03	\$447,500	3650	0	10	1986	3	11040	N	N	2720 223RD AV NE
002	232700	0010	6/25/03	\$590,000	3660	0	10	2002	3	14908	N	N	24139 NE 1ST PL
002	750403	0020	4/11/03	\$625,000	3690	0	10	1979	4	11000	N	N	20811 NE 26TH PL
002	800147	0580	7/28/03	\$687,500	3730	0	10	2002	3	9741	N	N	1921 205TH PL NE
002	865161	1960	7/16/03	\$750,000	3730	0	10	2002	3	10645	Y	N	3106 204TH CT NE
002	133085	0120	5/8/03	\$625,000	3740	0	10	1995	3	21798	N	N	22430 NE 39TH WY
002	232700	0080	11/14/02	\$693,000	3740	0	10	2002	3	21150	N	N	24128 NE 1ST PL
002	750401	0560	6/16/03	\$620,000	3750	0	10	1976	3	11025	N	N	3005 211TH AV NE
002	865161	1150	11/6/03	\$599,000	3770	0	10	1999	3	6027	N	N	20529 NE 27TH PL
002	750402	1450	4/22/02	\$496,500	3780	0	10	1978	3	11877	N	N	21632 NE 29TH ST
002	232700	0090	5/30/02	\$689,090	3790	0	10	2001	3	22656	Y	N	24134 NE 1ST PL
002	800147	0490	10/8/02	\$710,000	3800	0	10	2001	3	8214	N	N	2106 204TH PL NE
002	232700	0110	8/6/03	\$600,000	3820	0	10	2003	3	15293	N	N	24142 NE 1ST PL
002	635260	0460	9/17/02	\$850,000	3820	1110	10	2002	3	10926	N	N	19319 NE 42ND CT
002	205010	0130	2/9/03	\$869,000	3840	1930	10	1997	3	17937	Y	N	5115 188TH PL NE
002	750402	1100	12/2/02	\$550,000	3840	0	10	1985	3	12000	N	N	2609 SAHALEE DR E

Improved Sales Used In This Physical Inspection Analysis
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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built /Ren	Cond	Lot Size	View	Water-front	Situs Address
002	865161	1170	9/15/03	\$673,000	3840	0	10	2000	3	6161	N	N	20511 NE 27TH PL
002	800147	0570	3/26/02	\$719,950	3850	0	10	2001	3	8774	N	N	2220 204TH PL NE
002	290930	0010	10/6/03	\$629,000	3890	0	10	2003	3	8800	N	N	328 240TH PL SE
002	232700	0040	6/20/03	\$690,000	3920	0	10	2002	3	15010	N	N	24121 NE 1ST PL
002	321600	0140	8/27/02	\$585,000	3920	0	10	2001	3	25437	N	N	2406 246TH PL NE
002	800147	0500	6/3/02	\$689,950	3920	0	10	2001	3	9376	N	N	2114 204TH PL NE
002	800147	0550	5/30/02	\$657,500	3920	0	10	2001	3	8248	N	N	2210 204TH PL NE
002	865161	1770	6/11/02	\$694,950	3940	0	10	2002	3	10532	N	N	3054 205TH CT NE
002	290930	0570	5/31/02	\$595,000	3950	0	10	2001	3	8964	N	N	315 238TH AV SE
002	232700	0050	8/15/03	\$695,000	3970	0	10	2002	3	15051	N	N	24115 NE 1ST PL
002	865161	1990	6/20/02	\$689,112	3970	0	10	2002	3	11112	N	N	20500 NE 31ST ST
002	290930	0060	8/22/02	\$627,000	3980	0	10	2001	3	9547	N	N	317 240TH PL SE
002	290930	0090	11/5/03	\$638,000	3980	0	10	2003	3	8566	N	N	331 240TH PL SE
002	232700	0030	12/13/02	\$695,000	3990	0	10	2001	3	14044	N	N	24127 NE 1ST PL
002	290930	0550	6/19/03	\$615,000	3990	0	10	2002	3	13742	N	N	307 238TH AV SE
002	290930	0040	11/19/02	\$649,000	4010	0	10	2001	3	9019	N	N	310 240TH PL SE
002	290930	0020	9/25/03	\$689,990	4030	0	10	2002	3	8800	N	N	322 240TH PL SE
002	290930	0070	6/25/02	\$638,990	4030	0	10	2001	3	7582	N	N	323 240TH PL SE
002	232700	0020	3/21/03	\$680,000	4130	0	10	2001	3	15389	N	N	24133 NE 1ST PL
002	800147	0540	3/21/02	\$681,000	4140	0	10	2001	3	8910	N	N	2204 204TH PL NE
002	800147	0520	1/8/02	\$680,000	4140	0	10	2001	3	10028	N	N	2128 204TH PL NE
002	205010	0460	6/25/02	\$675,000	4180	0	10	1997	3	12077	Y	N	5318 188TH PL NE
002	750410	0440	6/4/03	\$524,500	4270	0	10	1983	3	15000	N	N	22012 NE 26TH PL
002	865161	1780	6/11/02	\$860,000	4490	0	10	2002	3	16531	N	N	3048 205TH CT NE
002	290930	0080	7/8/02	\$680,000	4630	0	10	2001	3	8685	N	N	327 240TH PL SE
002	290930	0030	7/24/03	\$714,000	4640	0	10	2003	3	8862	N	N	316 240TH PL SE
002	750402	1240	9/10/03	\$480,000	4790	0	10	1978	3	11900	N	N	21721 NE 29TH ST
002	290930	0050	1/3/03	\$730,000	4830	0	10	2001	3	11034	N	N	306 240TH PL SE
002	290930	0100	10/9/03	\$730,000	4830	0	10	2003	3	9982	N	N	335 240TH PL SE
002	290930	0580	5/1/03	\$640,500	5010	0	10	2002	3	7788	N	N	319 238TH AV SE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built /Ren	Cond	Lot Size	View	Water-front	Situs Address
002	352506	9005	9/22/02	\$1,425,000	5360	0	10	1999	3	208652	N	N	25025 NE 8TH ST
002	681785	0140	10/17/02	\$465,000	2670	0	11	1984	3	19531	N	N	3325 217TH PL NE
002	205010	0240	3/13/03	\$850,000	2726	1311	11	1997	3	15435	Y	N	5302 189TH AV NE
002	865161	0790	2/12/02	\$825,000	2920	1495	11	1999	3	11822	N	N	2909 204TH LN NE
002	752595	0070	3/25/03	\$782,500	3010	790	11	1987	3	38939	Y	N	1635 207TH AV NE
002	752595	0020	12/12/03	\$815,000	3180	0	11	1989	3	34486	Y	N	1644 207TH AV NE
002	681785	0050	10/18/02	\$585,000	3280	0	11	1985	3	25211	Y	N	3320 217TH PL NE
002	131103	0020	11/5/03	\$630,000	3460	0	11	1998	3	14801	N	N	2237 246TH PL NE
002	865161	0860	6/21/02	\$915,000	3460	1360	11	1999	3	11191	N	N	2729 204TH LN NE
002	131103	0160	5/24/02	\$690,000	3520	0	11	1998	3	13845	N	N	2017 247TH PL NE
002	865161	0800	6/19/03	\$952,308	3610	1010	11	2002	3	11573	Y	N	2903 204TH LN NE
002	131103	0100	11/6/03	\$690,000	3630	0	11	1998	3	15157	N	N	24625 NE 22ND ST
002	865161	1760	3/6/03	\$670,000	3640	0	11	2000	3	12451	N	N	3060 205TH CT NE
002	262506	9091	10/2/03	\$690,000	3670	0	11	1994	3	108382	N	N	1109 250TH AV NE
002	800147	0470	7/3/02	\$709,000	3680	0	11	2001	3	8098	N	N	2109 204TH PL NE
002	182930	0190	6/13/02	\$625,000	3720	0	11	1987	3	19571	Y	N	22356 NE 31ST ST
002	865149	0090	11/12/03	\$755,000	3727	0	11	2000	3	29209	N	N	3306 203RD PL NE
002	800147	0640	6/20/02	\$965,000	3760	1380	11	2002	3	9381	Y	N	1907 205TH PL NE
002	131103	0310	8/29/03	\$699,500	3770	0	11	1998	3	13818	N	N	2020 247TH PL NE
002	800147	0430	11/8/02	\$974,950	3860	1120	11	2002	3	13632	N	N	2129 204TH PL NE
002	131103	0450	9/9/02	\$679,000	3920	0	11	1998	3	14646	N	N	2234 246TH PL NE
002	800147	0460	12/30/02	\$760,000	3930	0	11	2002	3	7917	N	N	2117 204TH PL NE
002	131103	0110	6/18/02	\$710,000	3940	0	11	1998	3	15161	N	N	24633 NE 22ND ST
002	800147	0660	2/26/03	\$859,000	3960	0	11	2002	3	12771	N	N	1903 205TH PL NE
002	800147	0350	6/4/02	\$870,000	3980	0	11	2001	3	14287	N	N	2301 204TH PL NE
002	800147	0340	12/1/03	\$799,900	3980	0	11	2001	3	9605	N	N	2305 204TH PL NE
002	800147	0480	8/6/02	\$840,000	3980	0	11	2002	3	9209	N	N	2101 204TH PL NE
002	800147	0630	7/23/03	\$890,000	4010	1310	11	2002	3	8644	Y	N	1909 205TH PL NE
002	800147	0590	11/5/02	\$750,000	4030	0	11	2002	3	13112	N	N	1919 205TH PL NE
002	800147	0610	2/21/03	\$1,010,000	4040	1240	11	2002	3	10936	N	N	1915 205TH PL NE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built /Ren	Cond	Lot Size	View	Water-front	Situs Address
002	865149	0050	2/7/03	\$680,000	4040	0	11	1999	3	14703	N	N	3316 203RD PL NE
002	865161	0740	10/18/02	\$700,000	4050	0	11	1998	3	12483	N	N	2939 204TH LN NE
002	800147	0360	6/20/02	\$880,000	4070	0	11	2001	3	10886	N	N	2225 204TH PL NE
002	865161	1950	7/17/02	\$735,000	4120	0	11	2001	3	13229	N	N	3112 204TH CT NE
002	800147	0380	10/25/02	\$1,057,365	4160	1240	11	2002	3	9772	N	N	2217 204TH PL NE
002	800147	0620	4/8/02	\$960,000	4160	1350	11	2002	3	11460	Y	N	1911 205TH PL NE
002	800147	0440	7/25/02	\$1,025,000	4170	0	11	2002	3	11576	Y	N	2125 204TH PL NE
002	865161	1890	1/8/02	\$950,000	4260	0	11	2000	3	11321	N	N	20430 NE 31ST ST
002	158700	0020	6/17/03	\$1,050,000	4310	0	11	2002	3	85813	Y	N	19830 NE 42ND ST
002	750401	0050	10/20/03	\$787,500	4310	0	11	2001	3	11466	N	N	3034 SAHALEE DR W
002	131103	0290	7/1/03	\$712,000	4480	0	11	1999	3	14928	N	N	2004 247TH PL NE
002	131103	0090	6/5/02	\$779,500	4480	0	11	1999	3	13169	N	N	24617 NE 22ND ST
002	865161	1780	9/5/03	\$885,000	4490	0	11	2002	3	16531	N	N	3048 205TH CT NE
002	865161	0950	3/20/03	\$980,000	4595	0	11	2000	3	12102	Y	N	2451 204TH TER NE
002	131103	0380	11/10/03	\$865,000	4670	0	11	1998	3	19845	N	N	2221 247TH CT NE
002	131103	0370	7/2/03	\$790,000	4670	0	11	1998	3	17564	N	N	2220 247TH CT NE
002	752595	0080	2/7/02	\$673,500	2720	870	12	1987	3	33104	Y	N	1625 207TH AV NE
002	131103	0250	9/16/02	\$1,200,000	4300	0	12	2000	3	22650	N	N	24850 NE 20TH ST
002	752595	0170	12/18/03	\$1,250,000	4540	1070	12	1989	4	16875	Y	N	1620 204TH PL NE
002	131103	0260	8/26/02	\$1,500,000	5240	0	12	2001	3	18178	N	N	24838 NE 20TH ST
002	865161	0960	2/20/03	\$1,350,000	5590	0	12	1999	3	13013	Y	N	2445 204TH TER NE
002	131104	0020	11/3/03	\$1,790,000	5360	0	13	2000	3	86396	N	N	20102 250TH PL NE
003	072406	9058	12/4/02	\$181,000	740	0	6	1941	5	10454	N	N	19505 SE 24TH WY
003	062406	9079	9/10/03	\$309,000	820	720	6	1967	4	28750	Y	N	1928 EAST LAKE SAMMAMISH PW SE
003	124010	0050	8/15/02	\$224,000	990	0	6	1974	3	11298	N	N	817 216TH AV NE
003	357530	2660	3/7/03	\$214,000	1250	0	6	1975	3	7500	N	N	804 207TH AV NE
003	357530	5482	8/13/03	\$278,000	830	830	7	1978	4	13000	N	N	1306 211TH AV NE
003	357530	3551	1/22/02	\$165,950	940	0	7	1965	4	8500	N	N	20816 NE 11TH ST
003	357530	2757	1/11/03	\$245,484	960	0	7	1971	4	7500	N	N	936 207TH PL NE
003	357530	4185	9/26/03	\$222,000	970	0	7	1974	3	7500	N	N	1004 209TH AV NE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built /Ren	Cond	Lot Size	View	Water-front	Situs Address
003	357530	2880	6/18/03	\$175,000	970	0	7	1972	3	10000	N	N	1218 207TH PL NE
003	357530	5446	7/26/03	\$222,000	1000	0	7	1975	3	7500	N	N	1114 211TH AV NE
003	357530	4017	9/7/03	\$236,500	1010	0	7	1975	4	7500	N	N	20904 NE 8TH PL
003	357530	1760	11/11/03	\$350,000	1010	460	7	1978	3	10000	Y	N	943 207TH AV NE
003	432370	0020	6/11/02	\$299,000	1030	500	7	1975	4	9632	N	N	21223 NE 10TH PL
003	856290	0810	8/12/03	\$229,000	1040	0	7	1976	3	15283	N	N	203 210TH AV NE
003	357530	5810	6/25/03	\$242,000	1080	550	7	1976	3	10000	N	N	803 212TH AV NE
003	432360	0030	10/10/03	\$259,000	1080	530	7	1976	4	9600	N	N	1026 212TH AV NE
003	856290	0150	3/25/03	\$267,000	1080	0	7	1980	3	11340	Y	N	21125 NE 4TH ST
003	357530	4142	4/2/02	\$225,000	1100	0	7	1973	4	7500	N	N	915 210TH AV NE
003	432370	0230	8/7/03	\$264,000	1100	920	7	1975	3	9750	N	N	1013 213TH PL NE
003	432370	0200	1/16/03	\$245,000	1100	1000	7	1975	3	9245	N	N	21221 NE 12TH ST
003	357530	2657	12/3/03	\$260,000	1110	400	7	1979	4	7500	N	N	812 207TH AV NE
003	605465	0400	7/15/02	\$238,500	1120	530	7	1977	3	10355	N	N	222 221ST AV NE
003	124010	0068	4/29/03	\$350,000	1140	940	7	1972	3	50530	N	N	1211 216TH AV NE
003	357530	5289	3/4/03	\$242,000	1140	770	7	1976	3	7500	N	N	841 211TH AV NE
003	605465	0300	2/12/03	\$237,500	1140	700	7	1978	3	9750	N	N	22041 NE 1ST ST
003	856290	0960	7/23/03	\$296,000	1150	570	7	1976	4	13700	N	N	217 208TH AV NE
003	082406	9103	7/10/02	\$250,000	1170	240	7	1966	3	40000	N	N	2410 204TH AV SE
003	605465	0190	8/21/02	\$258,500	1190	530	7	1977	3	21420	N	N	153 221ST AV NE
003	357530	3702	9/25/03	\$201,500	1200	0	7	1970	3	7500	N	N	1112 208TH AV NE
003	357530	2695	1/28/02	\$198,000	1200	0	7	1975	3	7500	N	N	805 208TH AV NE
003	750418	0110	5/9/03	\$280,500	1200	360	7	1989	4	24301	Y	N	1031 215TH AV NE
003	322506	9029	9/20/02	\$263,000	1220	0	7	1982	3	14029	N	N	520 EAST LAKE SAMMAMISH PW NE
003	357530	2753	8/27/03	\$241,500	1220	0	7	1975	3	10000	N	N	1021 208TH AV NE
003	124010	0058	2/5/02	\$225,500	1230	0	7	1975	3	13762	N	N	806 214TH PL NE
003	256135	0040	10/4/02	\$254,216	1230	580	7	1981	3	12320	N	N	21515 NE 8TH ST
003	357530	5783	4/24/03	\$224,000	1230	0	7	1976	3	7500	N	N	1001 212TH AV NE
003	357530	5740	4/2/03	\$235,000	1230	330	7	1976	3	7500	N	N	1118 211TH PL NE
003	796441	0010	2/12/02	\$217,500	1230	0	7	1971	3	16650	N	N	21 216TH AV NE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built /Ren	Cond	Lot Size	View	Water-front	Situs Address
003	256132	0140	5/8/02	\$255,000	1240	580	7	1977	4	8800	N	N	706 216TH PL NE
003	256132	0010	3/27/03	\$244,000	1240	580	7	1977	3	9504	N	N	21707 NE 8TH ST
003	256133	0010	10/8/03	\$269,000	1240	580	7	1977	3	10480	N	N	739 218TH AV NE
003	357530	3806	9/24/03	\$234,950	1240	0	7	1974	3	10000	N	N	1019 209TH AV NE
003	357530	2835	10/29/03	\$225,000	1240	0	7	1976	3	15000	N	N	1205 208TH AV NE
003	605465	0540	10/7/03	\$255,950	1240	0	7	1977	3	7200	N	N	222 222ND AV NE
003	605465	0510	4/24/03	\$239,950	1240	0	7	1978	4	8050	N	N	22207 NE 2ND ST
003	605465	0560	5/1/02	\$229,950	1240	0	7	1977	4	10530	N	N	238 222ND AV NE
003	124010	0047	7/27/02	\$280,000	1250	1150	7	1969	4	15556	N	N	825 214TH PL NE
003	432370	0050	12/18/02	\$235,000	1250	0	7	1975	4	9605	N	N	21301 NE 10TH PL
003	256135	0020	1/2/03	\$242,000	1260	580	7	1981	3	10220	N	N	717 216TH AV NE
003	918651	0040	9/16/03	\$399,950	1260	700	7	1981	3	48241	N	N	21838 SE 1ST ST
003	918651	0040	5/28/02	\$359,950	1260	700	7	1981	3	48241	N	N	21838 SE 1ST ST
003	432370	0130	6/17/02	\$238,000	1270	400	7	1975	3	9429	N	N	21244 NE 12TH ST
003	357530	3300	5/22/03	\$275,000	1280	0	7	1972	3	9800	N	N	1545 209TH AV NE
003	357530	2751	9/23/03	\$233,000	1280	0	7	1973	3	7500	N	N	1009 208TH AV NE
003	256133	0140	8/15/03	\$269,950	1290	800	7	1977	3	10480	N	N	738 218TH AV NE
003	357530	5506	3/21/02	\$244,000	1290	0	7	1974	3	10005	Y	N	1516 211TH AV NE
003	357530	5405	10/7/03	\$227,500	1300	0	7	1975	3	7725	N	N	1012 211TH AV NE
003	605465	0030	3/11/02	\$243,000	1310	0	7	1977	4	7200	N	N	411 222ND AV NE
003	750418	0060	3/6/02	\$249,900	1310	0	7	1989	3	19119	N	N	21313 NE 10TH PL
003	256132	0020	9/16/02	\$250,000	1350	0	7	1977	3	9504	N	N	21701 NE 8TH ST
003	856290	0830	2/4/02	\$295,000	1360	420	7	1976	3	20160	N	N	108 LOUIS THOMPSON RD NE
003	332506	9016	3/27/03	\$375,000	1360	0	7	1914	4	60548	N	N	22417 SE 4TH ST
003	152406	9052	3/25/02	\$245,000	1360	0	7	1977	3	64799	N	N	23128 SE 48TH ST
003	332506	9145	7/25/03	\$272,500	1380	600	7	1908	3	14866	N	N	420 222ND AV NE
003	357530	2743	4/24/02	\$272,000	1380	0	7	1975	4	10000	N	N	808 207TH PL NE
003	357530	2558	9/12/02	\$233,500	1380	0	7	1976	4	7500	N	N	921 207TH PL NE
003	357530	5680	9/18/03	\$230,000	1380	0	7	1975	4	7500	N	N	1207 212TH AV NE
003	357530	5052	3/15/02	\$227,000	1380	0	7	1975	4	7500	N	N	917 211TH AV NE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built /Ren	Cond	Lot Size	View	Water-front	Situs Address
003	357530	2739	9/1/02	\$208,000	1380	0	7	1975	3	7500	N	N	820 207TH PL NE
003	856290	0610	7/16/02	\$347,500	1380	1150	7	1983	3	13095	Y	N	21007 NE 4TH ST
003	357530	5408	8/4/03	\$255,400	1400	0	7	1972	4	7500	N	N	920 211TH AV NE
003	357530	5371	4/21/03	\$280,000	1400	0	7	1983	4	10000	N	N	817 211TH AV NE
003	357530	4660	2/15/02	\$250,000	1400	700	7	1983	3	15000	Y	N	1527 210TH AV NE
003	750418	0080	3/4/02	\$266,000	1450	0	7	1989	4	22878	N	N	21402 NE 10TH PL
003	856290	0760	1/29/02	\$284,000	1450	700	7	1979	4	7440	Y	N	243 210TH AV NE
003	357530	5755	1/23/03	\$234,950	1460	0	7	1976	3	9420	N	N	911 212TH AV NE
003	856290	0690	5/21/02	\$259,000	1460	0	7	1998	3	13200	N	N	122 210TH AV NE
003	072406	9087	3/28/02	\$375,000	1470	340	7	1970	3	40075	Y	N	2700 EAST LAKE SAMMAMISH PW SE
003	082406	9183	6/19/02	\$270,000	1510	0	7	1977	3	15246	N	N	2407 201ST AV SE
003	357530	5412	4/14/03	\$273,500	1510	0	7	1990	3	10000	N	N	21110 NE 9TH ST
003	750418	0020	10/20/03	\$289,500	1550	0	7	1989	3	21306	N	N	1003 216TH AV NE
003	124070	0032	5/16/02	\$335,000	1590	730	7	1980	3	48350	N	N	717 214TH AV SE
003	605550	0105	9/3/03	\$342,500	1610	0	7	1970	3	11322	Y	N	3212 EAST LAKE SAMMAMISH PW SE
003	357530	3405	11/20/02	\$250,000	1620	0	7	1974	3	10000	N	N	20814 NE 13TH ST
003	332506	9146	8/19/02	\$260,000	1640	0	7	1988	3	15000	N	N	412 222ND AV NE
003	432370	0070	4/8/03	\$258,000	1640	0	7	1974	4	9513	N	N	21304 NE 10TH PL
003	124010	0074	1/16/03	\$374,950	1680	1260	7	1975	3	45302	N	N	21409 NE 14TH ST
003	750418	0030	6/2/03	\$289,000	1680	0	7	1989	3	18894	N	N	21511 NE 10TH PL
003	605465	0060	9/26/03	\$302,500	1700	0	7	1977	4	10400	N	N	22126 NE 3RD PL
003	062406	9085	8/7/03	\$480,000	1740	620	7	1969	3	15504	Y	N	19532 SE 16TH ST
003	082406	9104	9/5/03	\$259,000	1750	0	7	1963	4	23102	N	N	2612 204TH AV SE
003	357530	5226	10/24/02	\$244,500	1760	0	7	1969	3	7500	N	N	920 210TH AV NE
003	224970	0060	11/27/02	\$290,000	1850	0	7	1989	4	44486	N	N	105 206TH AV NE
003	082406	9122	6/16/03	\$342,000	1970	0	7	1965	4	17160	N	N	2601 212TH AV SE
003	082406	9117	8/25/03	\$204,950	2000	0	7	1965	4	20000	N	N	20505 SE 24TH ST
003	918651	0070	12/22/03	\$445,000	2000	0	7	1981	3	50240	N	N	21817 SE 1ST ST
003	332506	9056	4/23/02	\$305,000	2110	0	7	1963	4	60112	N	N	22004 SE 4TH ST
003	212406	9086	9/25/02	\$304,550	1060	920	8	1968	3	23086	Y	N	22710 SE 56TH ST

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built /Ren	Cond	Lot Size	View	Water-front	Situs Address
003	856290	1250	12/18/03	\$360,000	1170	1040	8	1997	4	10800	N	N	16 210TH PL SE
003	358250	0170	7/23/03	\$305,000	1240	770	8	1987	3	35568	N	N	762 222ND PL NE
003	856290	0570	2/19/03	\$287,000	1320	1320	8	1971	4	11508	Y	N	229 210TH PL NE
003	644620	0085	8/27/03	\$348,500	1370	500	8	1977	4	29250	N	N	23169 SE 58TH ST
003	752720	0120	1/11/02	\$297,500	1380	680	8	1979	3	19800	N	N	19405 SE 21ST ST
003	052406	9098	7/17/03	\$296,000	1420	640	8	1978	3	15500	N	N	20614 SE 24TH ST
003	644620	0135	10/15/02	\$317,500	1430	420	8	1975	3	38150	N	N	23242 SE 58TH ST
003	052406	9094	12/10/03	\$420,000	1440	770	8	1978	4	50094	N	N	2309 207TH AV SE
003	358250	0240	12/8/03	\$345,000	1450	720	8	1986	3	26460	N	N	721 222ND PL NE
003	644620	0285	8/14/03	\$334,950	1480	680	8	1968	3	30625	N	N	23277 SE 53RD ST
003	752740	0020	7/24/03	\$376,250	1490	640	8	1976	4	28080	N	N	2121 200TH AV SE
003	752742	0110	6/27/02	\$349,950	1490	640	8	1978	4	33000	N	N	20107 SE 20TH PL
003	752742	0090	2/12/02	\$314,000	1490	640	8	1978	4	35880	N	N	2036 201ST AV SE
003	856290	0160	7/18/02	\$300,000	1490	480	8	1976	3	11880	N	N	21068 MAIN ST
003	224985	0110	5/13/02	\$336,900	1510	0	8	1992	4	18272	N	N	20433 NE 3RD ST
003	358250	0040	11/19/02	\$294,500	1550	0	8	1984	3	43995	N	N	22249 NE 7TH ST
003	358250	0030	7/29/02	\$300,000	1550	1190	8	1980	3	13795	N	N	22245 NE 7TH ST
003	752720	0220	11/11/03	\$351,000	1560	410	8	1978	4	24200	N	N	19520 SE 21ST ST
003	225150	0210	1/23/03	\$296,000	1570	0	8	1978	3	14400	N	N	328 LOUIS THOMPSON RD NE
003	752740	0030	9/6/02	\$363,500	1570	1330	8	1976	3	30000	N	N	19818 SE 23RD ST
003	082406	9189	6/5/02	\$415,000	1580	630	8	1979	4	18295	Y	N	19919 SE 27TH PL
003	082406	9143	12/29/03	\$500,000	1580	960	8	1965	4	114563	N	N	2417 200TH AV SE
003	752741	0200	5/8/02	\$338,000	1590	1310	8	1977	3	37500	N	N	2113 200TH AV SE
003	357530	2245	5/17/02	\$305,000	1610	540	8	1998	3	4000	N	N	1328 206TH AV NE
003	644620	0240	8/19/03	\$450,000	1610	1200	8	1976	5	29750	N	N	23230 SE 53RD ST
003	752540	0180	2/21/02	\$356,000	1650	1330	8	1979	3	36270	N	N	4028 229TH AV SE
003	644600	0090	6/17/02	\$307,000	1670	1670	8	1966	3	28855	Y	N	23021 SE 58TH ST
003	752541	0080	5/16/02	\$360,000	1670	1360	8	1980	3	34830	N	N	3826 231ST AV SE
003	052406	9042	4/21/03	\$452,950	1700	1090	8	1960	4	63162	N	N	1405 212TH AV SE
003	357530	1045	11/18/03	\$300,000	1720	1130	8	1977	3	10000	Y	N	1103 206TH AV NE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built /Ren	Cond	Lot Size	View	Water-front	Situs Address
003	358250	0180	10/19/02	\$325,000	1720	0	8	1985	3	43560	N	N	768 222ND PL NE
003	357470	0010	12/13/02	\$300,000	1730	0	8	1986	3	15015	N	N	741 218TH PL NE
003	644580	0145	3/11/02	\$290,000	1730	0	8	1963	3	28750	N	N	22915 SE 53RD ST
003	856290	0310	2/13/03	\$406,000	1800	550	8	1978	4	10560	N	N	12 210TH PL NE
003	752720	0130	5/23/02	\$290,000	1830	0	8	1979	3	17100	N	N	19415 SE 21ST ST
003	752720	0360	1/7/03	\$306,500	1850	0	8	1979	3	14175	N	N	2005 193RD AV SE
003	892010	0051	4/21/03	\$605,000	1850	1290	8	1975	4	14663	Y	N	2105 190TH PL SE
003	357520	0090	6/13/02	\$345,000	1870	0	8	1985	3	41200	N	N	21233 NE 14TH PL
003	224970	0070	10/24/02	\$295,000	1890	480	8	1991	3	22500	N	N	102 206TH AV NE
003	920100	0180	6/27/02	\$395,000	1910	480	8	1967	3	11475	Y	N	3015 198TH AV SE
003	644580	0125	7/3/03	\$419,900	1920	400	8	1974	3	35960	N	N	5356 229TH AV SE
003	124070	0040	4/10/02	\$370,000	1970	1270	8	1982	4	17118	N	N	530 214TH AV SE
003	322506	9253	8/8/02	\$725,000	1980	1200	8	1959	5	165963	N	N	625 212TH AV SE
003	212406	9128	12/30/02	\$419,000	2070	0	8	1988	3	54014	N	N	5025 227TH AV SE
003	856290	1370	8/1/02	\$385,000	2100	0	8	1997	3	7125	N	N	41 210TH PL SE
003	856290	1180	3/6/03	\$361,000	2100	1000	8	1979	4	10800	N	N	51 211TH PL SE
003	332506	9054	6/24/03	\$415,000	2130	0	8	1994	3	42206	N	N	22331 NE 2ND ST
003	152406	9050	8/22/02	\$625,000	2160	1000	8	1972	4	224018	N	N	4023 ISSAQAH-PINE LAKE RD SE
003	124010	0075	7/29/03	\$299,950	2230	0	8	1993	3	17500	N	N	1311 216TH AV NE
003	062406	9101	2/3/03	\$392,500	2350	0	8	1987	3	33000	N	N	1723 196TH AV SE
003	222406	9098	8/21/03	\$715,000	2380	1060	8	1974	4	208216	Y	N	23023 SE 48TH ST
003	029020	0210	4/25/03	\$420,000	2400	0	8	2003	3	5782	N	N	21509 SE 2ND ST
003	029020	0150	3/13/03	\$409,950	2400	0	8	2003	3	5573	N	N	21413 SE 1ST PL
003	864440	0220	4/14/03	\$357,000	2400	0	8	1978	3	39690	N	N	21525 NE 6TH ST
003	864440	0220	8/23/02	\$335,000	2400	0	8	1978	3	39690	N	N	21525 NE 6TH ST
003	332506	9131	12/10/03	\$432,000	2410	0	8	1980	3	44431	N	N	115 224TH AV SE
003	644580	0060	8/22/02	\$442,000	2430	0	8	1959	5	25800	Y	N	5629 229TH AV SE
003	856290	2040	7/21/03	\$415,000	2470	410	8	1986	3	16650	Y	N	416 208TH AV NE
003	029020	0180	7/23/03	\$431,376	2490	0	8	2003	3	5368	N	N	21425 SE 1ST PL
003	029020	0100	8/14/03	\$429,950	2490	0	8	2003	3	5062	N	N	21410 SE 1ST PL

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built /Ren	Cond	Lot Size	View	Water-front	Situs Address
003	029020	0220	5/15/03	\$424,950	2510	0	8	2003	3	5368	N	N	21505 SE 2ND ST
003	029020	0160	4/8/03	\$419,950	2510	0	8	2003	3	5369	N	N	21417 SE 1ST PL
003	357530	2290	3/3/03	\$475,000	2520	0	8	1984	3	20250	Y	N	20606 NE 15TH ST
003	856290	0965	3/7/02	\$460,000	2520	1050	8	2001	3	5500	N	N	10 LOUIS THOMPSON RD NE
003	644620	0265	3/21/02	\$425,000	2530	1030	8	1965	3	30625	N	N	23229 SE 53RD ST
003	357530	0920	4/15/02	\$460,000	2535	882	8	1997	3	9375	Y	N	1431 205TH AV NE
003	322506	9280	10/1/02	\$435,000	2560	0	8	1984	4	44866	N	N	535 209TH AV SE
003	082406	9172	10/20/03	\$415,000	2590	0	8	1974	3	52707	N	N	20223 SE 26TH ST
003	752542	0130	5/1/02	\$349,950	2590	0	8	1981	3	35100	N	N	22925 SE 37TH ST
003	752741	0070	10/22/02	\$365,500	2590	0	8	1976	3	35380	N	N	19908 SE 21ST ST
003	752742	0150	11/25/03	\$399,000	2590	0	8	1985	3	33088	N	N	20010 SE 20TH PL
003	752720	0180	7/22/03	\$357,500	2680	0	8	1979	3	16200	N	N	19503 SE 21ST ST
003	029020	0110	12/18/03	\$450,000	2730	0	8	2003	3	4829	N	N	21406 SE 1ST PL
003	029020	0120	7/14/03	\$479,950	2730	0	8	2003	3	7274	N	N	110 214TH PL SE
003	082406	9196	3/26/03	\$420,000	2770	0	8	1988	3	38130	N	N	2618 200TH AV SE
003	752541	0050	8/27/02	\$399,000	2910	0	8	1980	3	34800	N	N	3827 231ST AV SE
003	752720	0420	8/2/02	\$484,000	3040	0	8	1979	5	18700	Y	N	19208 SE 21ST ST
003	856290	1220	2/25/03	\$452,950	3070	0	8	2002	3	15423	N	N	305 211TH PL SE
003	752742	0040	4/1/02	\$350,000	3480	0	8	1978	3	38600	N	N	20131 SE 23RD PL
003	644600	0040	6/6/03	\$527,500	1360	1360	9	1959	3	13068	Y	N	5503 231ST AV SE
003	920100	0320	6/28/02	\$485,000	1430	1190	9	1984	3	15729	Y	N	19639 SE 29TH ST
003	225150	0110	7/10/03	\$339,000	1660	710	9	1979	3	15675	Y	N	20713 NE 3RD ST
003	864440	0090	5/13/03	\$449,000	1680	910	9	1978	3	41553	N	N	21305 NE 6TH PL
003	864440	0060	6/14/02	\$385,000	1790	530	9	1979	3	57063	N	N	651 213TH PL NE
003	892010	0053	7/16/02	\$425,000	1830	1280	9	1976	4	12051	Y	N	2104 EAST LAKE SAMMAMISH PW SE
003	644580	0115	12/1/03	\$560,000	1930	1150	9	1997	4	30875	Y	N	5507 231ST AV SE
003	812360	0050	6/12/03	\$520,000	1930	900	9	1985	3	72745	N	N	2114 205TH AV SE
003	225150	0280	7/11/03	\$492,500	1960	1000	9	1978	4	17000	Y	N	217 207TH AV NE
003	864440	0080	6/11/02	\$353,500	2120	930	9	1978	3	64468	N	N	631 213TH PL NE
003	556970	0085	11/17/03	\$710,000	2130	1800	9	1964	3	17255	Y	N	20303 SE 40TH ST

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built /Ren	Cond	Lot Size	View	Water-front	Situs Address
003	147315	0030	10/28/03	\$385,000	2190	0	9	1987	3	20974	N	N	434 213TH PL SE
003	864440	0420	4/24/02	\$399,500	2190	470	9	1979	3	35000	N	N	612 216TH AV NE
003	332506	9150	9/10/02	\$440,000	2210	0	9	1998	3	21780	N	N	227 223RD PL NE
003	031850	0210	5/28/02	\$445,000	2330	0	9	2001	3	5644	N	N	3530 211TH PL SE
003	031850	0190	2/7/02	\$430,000	2330	0	9	2001	3	5726	N	N	3524 211TH PL SE
003	322506	9273	11/7/02	\$360,000	2370	0	9	1979	3	62726	N	N	121 LOUIS THOMPSON RD NE
003	644620	0035	1/16/03	\$485,000	2370	1040	9	1979	4	28670	N	N	5353 232ND AV SE
003	322506	9272	12/12/02	\$350,000	2380	0	9	1979	3	51400	N	N	119 LOUIS THOMPSON RD NE
003	062406	9109	10/15/03	\$595,000	2450	0	9	1991	4	30007	Y	N	19432 SE 14TH ST
003	864440	0260	8/7/02	\$365,000	2480	0	9	1978	3	34222	N	N	426 219TH AV NE
003	212406	9125	8/7/02	\$522,500	2540	0	9	1987	3	108900	Y	N	22615 SE 48TH PL
003	222406	9049	1/23/03	\$720,000	2580	1780	9	1967	5	32670	Y	N	5805 229TH AV SE
003	152406	9055	8/22/02	\$540,000	2590	0	9	1973	3	243867	N	N	4105 ISSAQAH-PINE LAKE RD SE
003	031850	0260	1/7/03	\$420,800	2610	0	9	2001	3	6512	N	N	3542 211TH PL SE
003	031850	0260	9/10/03	\$420,000	2610	0	9	2001	3	6512	N	N	3542 211TH PL SE
003	031850	0040	2/27/02	\$406,990	2640	0	9	2001	3	4978	N	N	3508 211TH PL SE
003	031850	0250	2/14/03	\$430,000	2640	0	9	2001	3	6600	N	N	3540 211TH PL SE
003	052406	9085	4/22/02	\$460,000	2650	0	9	1998	3	44866	N	N	2113 207TH AV SE
003	856290	1950	3/10/03	\$477,000	2660	0	9	1994	3	13040	N	N	463 209TH AV NE
003	329960	0100	1/9/02	\$399,900	2700	0	9	2001	3	5741	N	N	4618 230TH TER SE
003	329961	0230	8/15/03	\$489,000	2710	0	9	2003	3	6774	Y	N	23011 SE 45TH PL
003	031850	0350	1/17/03	\$435,000	2720	0	9	2000	3	6388	N	N	21032 SE 35TH PL
003	113750	0050	9/10/03	\$442,000	2720	0	9	1989	3	11269	N	N	21116 SE 28TH PL
003	329960	0260	3/1/02	\$492,000	2720	1220	9	2001	3	6314	N	N	4621 229TH PL SE
003	329960	0110	3/5/02	\$431,000	2740	0	9	2001	3	5660	N	N	4612 230TH PL SE
003	113750	0020	1/31/02	\$410,000	2750	0	9	1989	3	9112	N	N	21134 SE 28TH PL
003	329960	0290	8/19/03	\$611,000	2770	1240	9	2001	3	7958	N	N	4629 229TH PL SE
003	113750	0120	10/11/02	\$425,000	2790	0	9	1989	3	11726	N	N	21043 SE 28TH PL
003	679330	0110	11/15/03	\$569,950	2790	700	9	2002	3	7450	N	N	23416 SE 49TH ST
003	856290	0460	2/21/03	\$476,000	2800	0	9	1998	3	12963	N	N	7 210TH PL NE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built /Ren	Cond	Lot Size	View	Water-front	Situs Address
003	031850	0010	6/27/03	\$440,000	2860	0	9	2001	3	6685	N	N	3410 211TH PL SE
003	172406	9050	2/7/02	\$505,000	2900	0	9	1994	3	12584	Y	N	4250 PEREGRINE POINT WY SE
003	679330	0170	11/24/03	\$529,950	2950	0	9	2002	3	5956	N	N	23459 SE 49TH ST
003	329961	0220	4/16/03	\$529,145	2970	0	9	2003	3	6792	Y	N	23007 SE 45TH PL
003	329961	0450	8/1/02	\$467,500	2970	0	9	2001	3	6982	N	N	4514 231ST PL SE
003	679330	0140	10/18/02	\$515,950	2970	0	9	2002	3	7396	N	N	23429 SE 49TH ST
003	329961	0010	8/27/02	\$557,500	2990	0	9	2001	3	7825	N	N	4405 230TH WY SE
003	329961	0520	3/20/03	\$629,500	2990	1130	9	2003	3	7008	Y	N	23024 SE 45TH PL
003	329961	0210	8/12/02	\$569,800	3000	0	9	2001	3	8566	Y	N	23003 SE 45TH PL
003	329961	0600	9/12/02	\$639,000	3000	1120	9	2001	3	10981	Y	N	4406 230TH WY SE
003	241370	0080	9/19/02	\$445,000	3010	0	9	1999	3	8625	N	N	20719 NE 8TH ST
003	329960	0180	2/5/03	\$618,000	3030	1210	9	2001	3	7433	N	N	4615 230TH TER SE
003	329961	0590	6/1/02	\$526,800	3040	0	9	2001	3	8133	Y	N	4410 230TH WY SE
003	329961	0100	2/14/02	\$609,000	3040	1240	9	2001	3	7220	Y	N	4513 230TH WY SE
003	329961	0540	6/5/02	\$610,000	3040	1070	9	2002	3	6754	Y	N	23016 SE 45TH PL
003	918630	0130	7/1/02	\$448,900	3040	0	9	1981	4	46609	N	N	206 217TH AV NE
003	329961	0510	6/6/02	\$690,000	3080	1390	9	2001	3	13873	Y	N	4407 231ST PL SE
003	679330	0130	5/10/03	\$528,000	3080	0	9	2002	3	6938	N	N	23419 SE 49TH ST
003	679330	0130	9/18/02	\$525,062	3080	0	9	2002	3	6938	N	N	23419 SE 49TH ST
003	864440	0370	6/4/02	\$360,000	3110	0	9	1978	3	35250	N	N	415 218TH AV NE
003	329960	0090	4/28/03	\$510,000	3120	0	9	2001	3	5827	N	N	4622 230TH TER SE
003	329961	0140	6/13/03	\$654,000	3120	1360	9	2003	3	5934	N	N	4529 230TH WY SE
003	025540	0140	10/17/02	\$521,250	3180	0	9	2001	3	10728	N	N	21125 SE 5TH PL
003	025540	0210	5/7/03	\$539,000	3180	0	9	2001	3	8737	N	N	21030 SE 5TH PL
003	679330	0120	4/10/03	\$536,000	3180	0	9	2001	3	7084	N	N	23409 SE 49TH ST
003	329961	0270	4/23/03	\$689,000	3190	0	9	2003	3	11900	Y	N	23009 SE 45TH CT
003	329960	0250	3/26/02	\$545,000	3210	1340	9	2001	3	7515	N	N	4621 229TH PL SE
003	679330	0160	12/27/02	\$588,950	3230	820	9	2002	3	9315	N	N	23469 SE 49TH ST
003	679330	0210	5/23/03	\$590,950	3230	830	9	2003	3	11219	N	N	23509 SE 49TH ST
003	082406	9078	12/2/03	\$453,000	3240	0	9	1961	3	34848	N	N	20041 SE 24TH ST

Improved Sales Used In This Physical Inspection Analysis
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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built /Ren	Cond	Lot Size	View	Water-front	Situs Address
003	329961	0170	6/16/03	\$560,000	3240	0	9	2003	3	10962	N	N	4526 230TH WY SE
003	329961	0460	4/9/03	\$492,000	3240	0	9	2003	3	7014	N	N	4510 231ST PL SE
003	329960	0020	9/5/02	\$519,500	3250	0	9	2001	3	6352	N	N	4642 230TH TER SE
003	329961	0150	9/5/03	\$669,000	3340	1340	9	2003	3	7523	N	N	4533 230TH WY SE
003	679330	0250	6/11/03	\$550,000	3340	0	9	2003	3	11594	N	N	4995 236TH AV SE
003	679330	0180	10/1/03	\$542,950	3340	0	9	2003	3	6847	N	N	23449 SE 49TH ST
003	679330	0030	2/13/03	\$531,100	3340	0	9	2003	3	5983	N	N	23560 SE 49TH ST
003	329961	0560	8/26/02	\$684,091	3370	1250	9	2002	3	8168	Y	N	23008 SE 45TH PL
003	025540	0150	1/15/03	\$509,950	3380	0	9	2002	3	7611	N	N	21128 SE 5TH ST
003	329961	0090	6/27/02	\$689,800	3390	1030	9	2001	3	8734	Y	N	4509 230TH WY SE
003	329960	0040	3/22/02	\$517,000	3400	0	9	2001	3	12442	N	N	4638 230TH TER SE
003	329961	0120	6/12/02	\$659,200	3400	0	9	2001	3	6507	Y	N	4521 230TH WY SE
003	329961	0340	9/4/03	\$815,099	3420	0	9	2003	3	8100	Y	N	4523 231ST PL SE
003	025540	0080	5/22/02	\$579,950	3450	0	9	2001	3	8279	N	N	21033 SE 5TH PL
003	025540	0110	4/12/02	\$570,000	3450	0	9	2001	3	8292	N	N	21107 SE 5TH PL
003	329961	0530	3/14/03	\$694,500	3460	1260	9	2003	3	6511	Y	N	23020 SE 45TH PL
003	679330	0240	2/27/03	\$556,000	3470	0	9	2001	3	8217	N	N	23589 SE 49TH ST
003	679330	0150	4/17/02	\$528,950	3470	0	9	2001	3	9051	N	N	23439 SE 49TH ST
003	329961	0260	1/8/03	\$659,640	3510	0	9	2002	3	9824	Y	N	23005 SE 45TH CT
003	329961	0190	3/14/03	\$584,000	3510	0	9	2003	3	10588	N	N	4518 230TH WY SE
003	329961	0160	12/11/03	\$580,000	3530	0	9	2003	3	15054	N	N	4530 230TH WY SE
003	329961	0440	6/2/03	\$540,000	3530	0	9	2003	3	6951	N	N	4518 231ST PL SE
003	329961	0360	8/13/03	\$830,381	3540	1310	9	2003	3	8272	Y	N	4515 231ST PL SE
003	329961	0110	6/6/03	\$680,000	3540	1530	9	2001	3	6504	Y	N	4517 230TH WY SE
003	329961	0110	6/11/02	\$669,500	3540	1530	9	2001	3	6504	Y	N	4517 230TH WY SE
003	025540	0200	9/30/03	\$595,000	3630	0	9	2003	3	7344	N	N	21042 SE 5TH ST
003	375250	0090	4/29/02	\$580,000	3700	0	9	2000	3	7378	N	N	804 197TH AV SE
003	025540	0240	10/1/03	\$619,950	3720	0	9	2003	3	8955	N	N	418 210TH PL SE
003	025540	0190	6/18/03	\$604,850	3720	0	9	2003	3	7799	N	N	21104 SE 5TH PL
003	025540	0160	3/20/03	\$599,000	3720	0	9	2002	3	7633	N	N	21122 SE 5TH ST

Improved Sales Used In This Physical Inspection Analysis
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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built /Ren	Cond	Lot Size	View	Water-front	Situs Address
003	025540	0170	10/15/03	\$627,000	3750	0	9	2003	3	7604	N	N	21116 SE 5TH ST
003	025540	0060	2/25/02	\$585,000	3750	0	9	2001	3	8279	N	N	21021 SE 5TH PL
003	025540	0100	8/26/02	\$570,000	3760	0	9	2002	3	8279	N	N	21100 SE 5TH ST
003	025540	0090	5/1/03	\$589,950	3800	0	9	2002	3	8279	N	N	21037 SE 5TH ST
003	025540	0120	10/14/02	\$565,000	3800	0	9	2001	3	8618	N	N	21113 SE 5TH ST
003	025540	0220	8/19/03	\$644,771	3840	0	9	2003	3	9437	N	N	430 210TH PL SE
003	025540	0250	9/18/03	\$629,950	3840	0	9	2003	3	8324	N	N	412 210TH PL SE
003	025540	0130	5/31/02	\$597,500	3840	0	9	2001	3	9352	N	N	21119 SE 5TH PL
003	025540	0180	4/25/03	\$619,950	3840	0	9	2003	3	7748	N	N	21110 SE 5TH ST
003	329961	0570	4/22/02	\$712,855	3920	1210	9	2001	3	8257	Y	N	23004 SE 45TH PL
003	025540	0260	7/11/02	\$590,000	4100	0	9	2001	3	10052	N	N	406 210TH PL SE
003	357530	0489	6/2/03	\$472,000	1630	980	10	1998	3	9127	Y	N	1554 EAST LAKE SAMMAMISH PW NE
003	357530	0450	4/13/03	\$400,000	1630	980	10	1998	3	6263	Y	N	1530 EAST LAKE SAMMAMISH PW NE
003	752553	0070	12/12/02	\$524,950	2130	1030	10	1990	3	13935	N	N	4650 227TH PL SE
003	332506	9128	9/6/02	\$337,400	2250	300	10	1980	3	40510	N	N	612 219TH AV NE
003	752553	0210	10/11/02	\$440,000	2270	0	10	1992	3	19129	N	N	4609 225TH AV SE
003	752553	0340	11/14/03	\$565,000	2390	0	10	1989	3	9608	Y	N	4717 225TH AV SE
003	029376	0040	2/24/03	\$820,000	2420	1510	10	2002	3	11652	Y	N	5190 235TH PL SE
003	322506	9266	6/4/03	\$531,000	2470	920	10	1988	3	144619	N	N	149 LOUIS THOMPSON RD NE
003	856290	0740	11/1/02	\$583,000	2470	1840	10	2002	3	12600	N	N	21002 MAIN ST
003	883570	0390	11/7/03	\$857,140	2470	1810	10	2003	3	24009	Y	N	4678 234TH AV SE
003	856290	2060	6/2/03	\$487,000	2530	0	10	1989	3	10800	Y	N	512 208TH AV NE
003	752553	0370	8/6/02	\$763,250	2600	1640	10	1991	3	12565	Y	N	4735 225TH AV SE
003	752553	0900	5/19/03	\$503,000	2620	0	10	1988	3	12470	N	N	22622 SE 47TH CT
003	381450	0020	10/1/03	\$506,000	2650	0	10	1987	3	16803	N	N	4120 232ND AV SE
003	138510	0370	7/23/02	\$455,000	2690	0	10	1994	3	28205	Y	N	19210 SE 25TH ST
003	752553	0480	11/26/02	\$525,000	2770	0	10	1991	3	14012	N	N	22517 SE 47TH PL
003	329561	0190	8/12/02	\$468,000	2780	0	10	1998	3	13133	N	N	4414 230TH WY SE
003	329560	0210	7/17/02	\$445,000	2880	0	10	1997	3	10733	N	N	22939 SE 43RD PL
003	381450	0110	8/26/02	\$472,000	2900	0	10	1988	3	19232	N	N	23104 SE 40TH PL

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built /Ren	Cond	Lot Size	View	Water-front	Situs Address
003	381451	0250	8/24/02	\$486,850	2910	0	10	1988	3	18017	N	N	4052 230TH PL SE
003	138510	0130	2/12/03	\$565,000	2940	0	10	1992	3	11015	Y	N	2423 196TH AV SE
003	752553	0310	2/18/03	\$750,000	2950	0	10	1989	4	9740	Y	N	4679 225TH AV SE
003	752553	0270	6/24/02	\$502,300	2970	0	10	1989	3	9733	N	N	4641 225TH AV SE
003	558140	0270	2/19/03	\$465,000	2980	0	10	1992	3	12844	N	N	20810 SE 3RD WY
003	029362	0080	7/23/03	\$725,000	3010	710	10	2000	3	9891	N	N	833 198TH PL SE
003	558140	0450	10/24/02	\$456,500	3010	0	10	1992	3	12985	N	N	20755 SE 3RD WY
003	558140	0010	4/23/03	\$469,950	3030	0	10	1992	3	12862	N	N	21016 SE 2ND PL
003	558140	0250	6/20/02	\$485,000	3060	0	10	1991	3	11159	N	N	20928 SE 3RD WY
003	558140	0200	12/10/02	\$531,000	3080	0	10	1993	3	13829	N	N	20905 SE 2ND PL
003	138510	0050	5/6/03	\$574,950	3090	0	10	1992	3	13316	N	N	2456 196TH AV SE
003	752553	0760	6/16/03	\$512,500	3100	0	10	1989	3	10727	N	N	4650 225TH AV SE
003	029362	0100	9/3/03	\$724,900	3120	1070	10	1999	3	10786	N	N	843 198TH PL SE
003	752553	0470	5/23/03	\$584,500	3140	0	10	1991	3	10983	N	N	22513 SE 47TH PL
003	752553	0750	4/5/02	\$510,000	3150	0	10	1988	3	13155	N	N	4654 225TH AV SE
003	357530	0831	6/5/03	\$662,500	3170	0	10	2002	3	24871	Y	N	808 EAST LAKE SAMMAMISH PW NE
003	124010	0065	2/24/03	\$547,500	3190	0	10	2002	3	24170	N	N	1239 216TH AV NE
003	062406	9112	8/11/03	\$720,000	3200	660	10	1990	3	15038	Y	N	19427 SE 14TH ST
003	752553	0110	5/16/02	\$565,000	3200	0	10	1989	3	15455	Y	N	4626 227TH PL SE
003	381451	0210	7/11/02	\$624,950	3210	0	10	1988	3	20818	N	N	23011 SE 41ST CT
003	329560	0050	11/6/03	\$675,000	3220	0	10	1995	3	19106	N	N	22970 SE 42ND CT
003	558140	0330	2/15/02	\$462,500	3225	0	10	1994	3	11319	N	N	20728 SE 3RD WY
003	558140	0440	8/13/03	\$492,500	3240	0	10	1992	3	13229	N	N	20749 SE 3RD WY
003	752553	0810	1/7/02	\$479,000	3250	0	10	1989	3	10754	N	N	22525 SE 46TH PL
003	883570	0170	4/10/03	\$625,000	3270	0	10	1990	3	15449	Y	N	4632 233RD AV SE
003	752553	0650	5/12/03	\$557,000	3280	0	10	1989	3	12476	N	N	4719 226TH CT SE
003	329561	0170	7/10/03	\$592,000	3309	0	10	1997	3	11222	N	N	4551 229TH PL SE
003	329561	0410	3/5/03	\$596,000	3310	0	10	1997	3	13675	N	N	23108 SE 44TH ST
003	752553	0260	8/14/02	\$571,000	3330	0	10	1990	3	9625	N	N	4635 225TH AV SE
003	381451	0190	1/29/02	\$539,500	3370	0	10	1988	3	15761	N	N	4112 230TH PL SE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built /Ren	Cond	Lot Size	View	Water-front	Situs Address
003	029376	0230	8/25/03	\$627,500	3380	0	10	2003	3	11155	N	N	23279 SE 52ND ST
003	029376	0010	1/21/03	\$625,000	3380	0	10	2002	3	9641	Y	N	23590 SE 52ND ST
003	138510	0210	12/2/03	\$866,000	3380	1000	10	1993	3	33128	Y	N	19518 SE 24TH PL
003	029362	0150	10/21/02	\$583,500	3390	0	10	1998	3	8060	Y	N	19833 SE 8TH CT
003	752553	0300	9/24/03	\$730,000	3390	0	10	1989	3	9605	Y	N	4669 225TH AV SE
003	029376	0030	12/26/02	\$625,000	3400	0	10	2002	3	9635	Y	N	5196 235TH PL SE
003	329561	0390	4/5/02	\$580,000	3400	0	10	1998	3	13965	N	N	4379 232ND CT SE
003	329560	0150	5/22/03	\$662,500	3420	930	10	1999	3	16289	N	N	22964 SE 43RD PL
003	381450	0180	7/18/03	\$520,000	3420	0	10	1987	3	17269	N	N	23110 SE 40TH CT
003	752553	0290	5/31/02	\$580,000	3440	0	10	1990	3	9872	N	N	4659 225TH AV SE
003	029362	0130	4/16/03	\$575,000	3460	0	10	1998	3	8434	N	N	852 198TH PL SE
003	883570	0090	3/12/03	\$620,000	3470	0	10	1991	3	20129	Y	N	4675 234TH AV SE
003	357530	2355	4/23/03	\$620,000	3480	0	10	2000	3	13000	Y	N	1538 207TH AV NE
003	375250	0070	3/6/02	\$571,300	3480	0	10	2001	3	8523	N	N	818 197TH AV SE
003	644180	0020	7/10/03	\$539,950	3480	0	10	1998	3	6001	N	N	19474 SE 28TH PL
003	029362	0020	3/26/02	\$625,000	3500	0	10	2000	3	13072	N	N	19809 SE 8TH ST
003	029362	0180	9/20/02	\$515,000	3510	0	10	1998	3	6745	N	N	19846 SE 8TH CT
003	752553	0250	4/15/02	\$554,500	3510	0	10	1990	3	9786	N	N	4629 225TH AV SE
003	029376	0330	5/24/02	\$617,500	3520	0	10	2001	3	13872	Y	N	23549 SE 52ND ST
003	329561	0110	9/19/02	\$599,000	3520	0	10	1998	3	11441	N	N	4503 229TH PL SE
003	029376	0340	6/11/03	\$687,500	3570	0	10	2003	3	16837	Y	N	23569 SE 52ND ST
003	440360	0120	7/26/02	\$550,000	3570	0	10	1989	3	58750	N	N	1820 199TH AV SE
003	883570	0250	2/4/03	\$614,000	3570	0	10	1990	3	17411	Y	N	23226 SE 47TH WY
003	883570	0080	6/4/02	\$580,000	3570	0	10	1990	3	16340	Y	N	4665 234TH AV SE
003	029376	0320	5/24/02	\$625,000	3590	0	10	2001	3	12240	Y	N	23509 SE 52ND ST
003	052406	9125	8/22/03	\$690,000	3620	0	10	2003	3	8375	N	N	928 200TH AV SE
003	029376	0240	8/15/03	\$687,500	3630	0	10	2003	3	11531	N	N	23289 SE 52ND ST
003	644180	0110	5/24/02	\$589,950	3630	0	10	1999	3	10442	Y	N	19441 SE 28TH PL
003	644180	0130	2/5/02	\$486,100	3630	0	10	1998	3	6404	N	N	19457 SE 28TH PL
003	329561	0510	8/7/03	\$564,950	3639	0	10	1997	3	15090	N	N	4376 230TH WY SE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built /Ren	Cond	Lot Size	View	Water-front	Situs Address
003	381450	0030	5/17/02	\$575,000	3640	0	10	1987	3	18380	N	N	4110 232ND AV SE
003	883570	0110	7/29/02	\$600,000	3650	0	10	1990	3	15927	Y	N	23320 SE 47TH WY
003	329561	0480	11/18/03	\$620,000	3670	0	10	1998	3	13052	N	N	4361 231ST CT SE
003	375250	0040	5/24/02	\$560,000	3690	0	10	2001	3	7501	N	N	821 197TH AV SE
003	752553	0680	9/18/03	\$590,000	3690	0	10	1990	3	10446	N	N	22504 SE 47TH PL
003	029376	0020	8/12/02	\$650,000	3700	0	10	2001	3	9349	Y	N	23550 SE 52ND ST
003	329560	0200	12/12/03	\$649,000	3740	0	10	1999	3	11754	N	N	22943 SE 43RD PL
003	440360	0275	2/10/03	\$645,000	3740	0	10	1987	3	73180	N	N	20040 SE 19TH ST
003	052406	9005	6/11/02	\$714,950	3750	0	10	2002	3	8361	N	N	908 200TH AV SE
003	124070	0190	5/31/02	\$660,000	3760	0	10	2001	3	13250	N	N	424 214TH AV SE
003	883570	0290	9/26/03	\$667,500	3760	0	10	1991	3	13718	Y	N	23233 SE 47TH WY
003	131042	0140	7/3/03	\$535,000	3790	0	10	1990	3	14868	N	N	4735 229TH PL SE
003	131042	0120	11/8/02	\$510,000	3820	0	10	1990	3	17773	N	N	4715 229TH PL SE
003	375250	0050	4/10/02	\$615,000	3830	0	10	2001	3	9137	N	N	830 197TH PL SE
003	052406	9103	9/29/03	\$739,000	3880	0	10	1979	3	103672	N	N	2116 202ND AV SE
003	029376	0480	4/16/03	\$753,000	3890	0	10	2003	3	12826	N	N	23379 SE 51ST PL
003	029376	0250	4/7/03	\$741,460	3890	0	10	2003	3	11906	N	N	23319 SE 52ND ST
003	752553	0120	8/21/03	\$532,500	3920	0	10	1989	3	13595	Y	N	4618 227TH PL SE
003	124070	0160	4/9/03	\$795,000	3940	0	10	2002	3	22911	N	N	21418 SE 5TH PL
003	124070	0180	6/2/03	\$799,000	3950	0	10	2003	3	15183	N	N	21410 SE 5TH PL
003	124070	0120	6/21/02	\$630,000	3990	0	10	2001	3	11766	N	N	505 215TH CT SE
003	052406	9124	8/20/02	\$724,950	4000	0	10	2002	3	8227	N	N	918 200TH AV SE
003	029376	0370	12/11/02	\$820,000	4010	0	10	2001	3	10547	Y	N	23430 SE 52ND ST
003	124070	0195	11/5/02	\$730,000	4020	0	10	2002	3	13250	N	N	422 214TH AV SE
003	029376	0430	8/22/03	\$810,000	4030	0	10	2003	3	9200	Y	N	23280 SE 52ND ST
003	124070	0200	6/17/03	\$725,000	4030	0	10	2002	3	13250	N	N	416 214TH AV SE
003	124070	0170	4/4/03	\$799,000	4060	0	10	2002	3	19290	N	N	21414 SE 5TH PL
003	124070	0140	4/4/03	\$780,000	4060	0	10	2002	3	16094	N	N	506 215TH CT SE
003	029376	0380	3/27/02	\$785,000	4070	0	10	2001	3	10496	Y	N	23410 SE 52ND ST
003	124070	0135	11/5/02	\$765,000	4110	0	10	2002	3	13861	N	N	508 215TH CT SE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built /Ren	Cond	Lot Size	View	Water-front	Situs Address
003	029376	0270	9/4/03	\$787,500	4120	0	10	2003	3	12657	Y	N	23379 SE 52ND ST
003	029362	0120	1/7/03	\$749,000	4130	0	10	1999	3	13874	N	N	855 198TH PL SE
003	375250	0030	1/30/02	\$610,000	4130	0	10	2001	3	7426	N	N	815 197TH PL SE
003	029376	0350	1/30/03	\$765,000	4160	0	10	2003	3	21118	Y	N	23549 SE 52ND ST
003	375250	0060	3/8/02	\$650,000	4160	0	10	2001	3	6822	N	N	824 197TH PL SE
003	124070	0165	3/20/03	\$780,000	4170	0	10	2002	3	16145	N	N	21416 SE 5TH PL
003	029376	0410	7/21/03	\$874,000	4210	0	10	2003	3	10938	Y	N	23330 SE 52ND ST
003	029376	0100	8/27/02	\$829,000	4340	0	10	2002	3	10000	Y	N	23390 SE 51ST ST
003	029376	0090	11/29/02	\$765,000	4340	0	10	2002	3	10000	Y	N	23430 SE 51ST PL
003	029376	0490	7/3/02	\$759,000	4550	0	10	2002	3	12579	N	N	23389 SE 51ST PL
003	332506	9172	8/6/02	\$825,000	4700	0	10	2000	3	22947	N	N	22708 NE 2ND ST
003	440360	0020	9/25/02	\$878,500	4960	0	10	1987	4	128126	N	N	1826 203RD AV SE
003	357530	0985	3/10/03	\$710,000	2213	1316	11	1996	3	19500	Y	N	1535 205TH CT NE
003	671090	0110	5/2/03	\$635,000	2490	690	11	1992	3	16642	Y	N	21115 SE 40TH PL
003	865360	0150	7/1/02	\$665,950	2760	670	11	1988	3	31844	Y	N	537 207TH AV NE
003	671090	0010	12/20/02	\$725,000	3250	560	11	1993	3	18718	Y	N	21214 SE 40TH PL
003	138510	0060	3/20/03	\$549,950	3360	0	11	1992	3	15015	N	N	2452 196TH AV SE
003	138510	0260	7/3/03	\$575,000	3470	0	11	1993	3	9672	Y	N	19527 SE 24TH PL
003	357530	0685	9/11/02	\$737,000	3500	670	11	1990	3	23075	Y	N	20323 NE 16TH ST
003	664595	0040	9/19/03	\$885,000	3500	0	11	2002	3	12993	N	N	5319 228TH AV SE
003	738470	0080	2/19/02	\$898,000	3530	0	11	1984	3	35299	Y	N	3522 207TH AV SE
003	162406	9003	5/12/03	\$1,150,000	3550	1430	11	1998	3	218671	Y	N	21269 SE 40TH ST
003	102406	9203	6/7/02	\$700,000	3570	0	11	2000	3	29029	N	N	3508 234TH AV SE
003	012100	0090	5/23/02	\$555,000	3580	0	11	1987	3	15751	Y	N	4115 205TH AV SE
003	664595	0020	10/1/03	\$919,900	3850	0	11	2002	3	11653	N	N	5310 228TH AV SE
003	671090	0080	3/6/03	\$749,950	3910	0	11	1991	3	17949	Y	N	21120 SE 40TH PL
003	357530	0465	12/26/03	\$634,500	3990	0	11	1992	3	13000	Y	N	20307 NE 15TH PL
003	738470	0100	1/30/02	\$1,050,000	4050	0	11	1987	3	35299	Y	N	3535 207TH AV SE
003	664595	0060	4/29/03	\$960,500	4110	0	11	2002	3	14261	Y	N	5339 229TH AV SE
003	664595	0010	3/21/03	\$799,000	4150	0	11	2002	3	12301	N	N	5300 229TH AV SE

Improved Sales Used In This Physical Inspection Analysis
Area 35

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built /Ren	Cond	Lot Size	View	Water-front	Situs Address
003	357530	0928	6/21/02	\$775,000	4300	0	11	1990	3	22555	Y	N	1520 204TH AV NE
003	102406	9182	8/21/02	\$1,250,000	4430	0	11	1984	4	202118	Y	Y	3516 234TH AV SE
003	052406	9111	5/2/02	\$900,000	4790	0	11	2001	3	30031	N	N	902 197TH AV SE
003	738470	0320	7/24/03	\$1,350,000	5040	1830	11	1988	3	35299	N	N	2609 208TH AV SE
003	357530	0963	7/7/03	\$1,609,000	3640	1120	12	2000	3	22750	Y	N	1529 205TH CT NE
003	138510	0090	7/2/03	\$947,000	3660	840	12	1995	3	15013	Y	N	2405 196TH AV SE
003	395680	0010	6/2/03	\$830,000	3840	0	12	1990	3	30948	N	N	23328 SE 35TH PL
003	738470	0130	1/29/02	\$1,485,000	4040	1030	12	1985	4	35299	Y	N	3501 207TH AV SE
003	395680	0060	8/8/03	\$750,000	4360	0	12	1990	3	20321	N	N	23307 SE 37TH ST

Improved Sales Removed From This Physical Inspection Analysis
Area 35

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
2	031950	0210	4/22/02	\$416,000	TO RELOCATION SERVICE
2	031950	0270	4/11/03	\$434,990	TO RELOCATION SERVICE
2	031950	0560	6/12/03	\$427,500	TO RELOCATION SERVICE
2	031950	0690	6/2/02	\$414,000	TO RELOCATION SERVICE
2	124010	0092	3/11/02	\$640,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
2	124010	0102	11/21/02	\$126,875	RELATED PARTY, FRIEND, OR NEIGHBOR; STATEMENT TO DOR;
2	131103	0160	5/28/02	\$704,000	TO RELOCATION SERVICE
2	131103	0250	7/18/02	\$1,200,000	TO RELOCATION SERVICE
2	158700	0050	9/9/03	\$960,000	% COMPLETE
2	159200	0010	6/27/02	\$350,100	TO RELOCATION SERVICE
2	159200	0690	3/21/03	\$73,400	RELATED PARTY, FRIEND, OR NEIGHBOR; STATEMENT TO DOR;
2	159200	0860	2/22/02	\$310,000	NON-REPRESENTATIVE SALE;
2	170305	0280	9/9/03	\$495,000	% COMPLETE
2	178540	0300	3/25/02	\$124,301	NO MARKET EXPOSURE; QUIT CLAIM DEED; AND OTHER WARNINGS;
2	185490	0100	10/8/03	\$515,442	NEW IMPROVEMENT NOT YET PICKED UP
2	185490	0250	8/21/03	\$501,363	% COMPLETE
2	185490	0360	8/11/03	\$458,500	% COMPLETE
2	193910	0480	4/12/02	\$324,000	TO RELOCATION SERVICE
2	193910	0610	11/14/03	\$364,500	TO RELOCATION SERVICE
2	193913	0440	9/27/02	\$425,000	TO RELOCATION SERVICE
2	193913	0500	8/15/03	\$168,000	QUIT CLAIM DEED; DIVORCE;
2	195440	0330	1/21/02	\$324,950	TO RELOCATION SERVICE
2	195440	0340	4/14/03	\$70,000	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR;
2	195443	0310	9/11/02	\$148,868	PARTIAL INTEREST (1/3, 1/2, Etc.); RELATED PARTY, FRIEND, OR NEIGHBOR
2	195444	0200	7/25/02	\$289,950	RELOCATION - SALE TO SERVICE;
2	205010	0120	2/6/02	\$263,800	RELATED PARTY, FRIEND, OR NEIGHBOR;
2	240550	0100	6/10/02	\$425,000	RELOCATION - SALE TO SERVICE;
2	272506	9019	2/6/02	\$90,000	QUIT CLAIM DEED; PARTIAL INTEREST (1/3, 1/2, Etc.);
2	282506	9064	5/9/03	\$450,000	RELOCATION - SALE TO SERVICE;
2	282506	9082	12/22/02	\$390,000	BANKRUPTCY - RECEIVER OR TRUSTEE;
2	282506	9083	7/31/02	\$409,950	BANKRUPTCY - RECEIVER OR TRUSTEE;
2	287290	0350	7/13/02	\$112,821	QUIT CLAIM DEED;
2	290930	0200	10/8/03	\$459,990	% COMPLETE
2	290930	0300	7/13/03	\$454,990	NON-REPRESENTATIVE SALE;

Improved Sales Removed From This Physical Inspection Analysis
Area 35

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
2	290930	0560	10/23/03	\$635,000	% COMPLETE
2	290930	0740	12/18/03	\$569,990	% COMPLETE
2	290930	0760	12/8/03	\$545,000	% COMPLETE
2	290930	0840	9/29/03	\$440,000	% COMPLETE
2	306640	0080	3/28/03	\$425,000	RELOCATION - SALE BY SERVICE;
2	306640	0150	9/16/03	\$405,000	TO RELOCATION SERVICE
2	306640	0560	2/15/02	\$420,000	TO RELOCATION SERVICE
2	306641	0920	10/7/03	\$187,500	PARTIAL INTEREST (1/3, 1/2, Etc.); RELATED PARTY, FRIEND, OR NEIGHBOR
2	322460	0240	12/18/02	\$370,000	TO RELOCATION SERVICE
2	327589	0150	3/5/02	\$462,500	TO RELOCATION SERVICE
2	327589	0280	5/24/02	\$510,000	TO RELOCATION SERVICE
2	342506	9058	11/8/02	\$888,140	CONTRACT OR CASH SALE; ASSUMPTION OF MORTGAGE W/NO ADDL CONSIDERATION PD;
2	342506	9091	10/31/02	\$3,250,000	GOVERNMENT AGENCY; OPEN SPACE DESIGNATION CONTINUED/OK'D AFTER SALE;
2	357840	0250	5/13/03	\$242,500	TO RELOCATION SERVICE
2	357840	1370	9/23/02	\$264,900	RELATED PARTY, FRIEND, OR NEIGHBOR;
2	357840	1750	12/26/02	\$237,450	BANKRUPTCY - RECEIVER OR TRUSTEE;
2	570630	0060	10/2/03	\$237,500	RELATED PARTY, FRIEND, OR NEIGHBOR;
2	571190	0030	8/22/03	\$462,461	NON-REPRESENTATIVE SALE;
2	571190	0120	9/10/03	\$664,827	% COMPLETE
2	635260	0290	12/11/02	\$58,484	NON-REPRESENTATIVE SALE;
2	635260	0530	12/30/03	\$779,100	% COMPLETE
2	664620	0400	4/5/03	\$310,500	RELOCATION - SALE TO SERVICE;
2	681781	0020	12/26/02	\$221,331	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR;
2	750400	0750	5/1/02	\$124,177	QUIT CLAIM DEED;
2	750400	1090	1/24/02	\$383,000	TO RELOCATION SERVICE
2	750400	1180	8/19/03	\$410,000	TO RELOCATION SERVICE
2	750400	1190	10/4/02	\$274,000	BANKRUPTCY - RECEIVER OR TRUSTEE;
2	750401	0780	3/18/03	\$280,000	BANKRUPTCY - RECEIVER OR TRUSTEE;
2	750402	0140	3/5/03	\$313,450	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
2	750403	0020	4/11/03	\$625,000	TO RELOCATION SERVICE
2	750404	0100	1/22/03	\$335,350	BANKRUPTCY - RECEIVER OR TRUSTEE;
2	750404	0140	7/1/02	\$158,000	QUIT CLAIM DEED;
2	750410	0010	1/3/03	\$332,000	TO RELOCATION SERVICE
2	750411	0240	8/9/02	\$360,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
2	750411	0800	10/21/02	\$385,000	TO RELOCATION SERVICE
2	752505	0050	11/12/02	\$301,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
2	752700	0240	5/7/02	\$155,000	ASSUMPTION OF MORTGAGE W/NO ADDL CONSIDERATION PD;
2	771580	1190	4/15/02	\$239,500	BANKRUPTCY - RECEIVER OR TRUSTEE;
2	800147	0100	1/30/03	\$515,000	TO RELOCATION SERVICE
2	800147	0120	7/2/03	\$523,921	TO RELOCATION SERVICE

Improved Sales Removed From This Physical Inspection Analysis
Area 35

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
2	800147	0240	2/14/03	\$530,000	TO RELOCATION SERVICE
2	800147	0600	9/24/02	\$1,010,000	% COMPLETE
2	807721	0380	5/7/02	\$360,000	RELOCATION - SALE BY SERVICE;
2	807845	0500	1/8/02	\$115,429	RELATED PARTY, FRIEND, OR NEIGHBOR; STATEMENT TO DOR;
2	815585	0050	10/6/03	\$520,000	TO RELOCATION SERVICE
2	815585	0140	11/24/03	\$535,000	TO RELOCATION SERVICE
2	856296	0110	9/12/03	\$371,000	TO RELOCATION SERVICE
2	863575	0540	3/7/02	\$304,046	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX;
2	863575	1310	2/24/03	\$340,250	TO RELOCATION SERVICE
2	863576	0290	10/8/02	\$105,219	QUIT CLAIM DEED; PARTIAL INTEREST (1/3, 1/2, Etc.); AND OTHER WARNINGS;
2	865149	0050	2/7/03	\$680,000	TO RELOCATION SERVICE
2	865151	1230	1/10/02	\$335,000	TO RELOCATION SERVICE
2	865151	1490	3/18/02	\$591,600	BUILDER OR DEVELOPER SALES;
2	865152	0280	9/4/03	\$328,000	NO MARKET EXPOSURE;
2	865153	0220	10/28/03	\$363,000	TO RELOCATION SERVICE
2	865153	0390	7/24/02	\$50,927	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR;
2	865161	0090	1/13/03	\$560,000	TO RELOCATION SERVICE
2	865161	0230	12/10/03	\$600,000	TO RELOCATION SERVICE
2	865161	0260	8/25/03	\$590,700	% COMPLETE
2	865161	0690	10/20/03	\$485,000	TO RELOCATION SERVICE
2	865161	1220	3/28/02	\$625,000	TO RELOCATION SERVICE
2	865161	1730	10/8/03	\$609,000	% COMPLETE
2	867730	0860	7/15/03	\$464,950	TO RELOCATION SERVICE
2	867730	0930	12/27/02	\$361,500	TO RELOCATION SERVICE
2	896197	0050	3/11/03	\$385,000	TO RELOCATION SERVICE
2	896197	0230	11/1/02	\$385,000	TO RELOCATION SERVICE
2	896197	0420	9/23/02	\$407,500	TO RELOCATION SERVICE
2	896197	0570	6/16/03	\$315,500	FULL SALES PRICE NOT REPORTED;
2	896198	0090	3/12/02	\$350,000	TO RELOCATION SERVICE
3	025540	0020	12/15/03	\$609,950	% COMPLETE
3	025540	0030	11/6/03	\$561,564	% COMPLETE
3	025540	0050	12/10/03	\$549,950	% COMPLETE
3	025540	0230	11/4/03	\$624,950	% COMPLETE
3	029020	0030	10/17/03	\$427,950	% COMPLETE
3	029020	0080	12/3/03	\$429,950	% COMPLETE
3	029020	0130	9/29/03	\$520,253	% COMPLETE
3	029020	0170	11/21/03	\$459,950	% COMPLETE
3	029020	0190	11/19/03	\$474,950	% COMPLETE
3	029376	0220	10/2/03	\$620,000	% COMPLETE
3	029376	0290	9/25/03	\$769,000	% COMPLETE
3	029376	0450	12/18/03	\$700,000	% COMPLETE

Improved Sales Removed From This Physical Inspection Analysis
Area 35

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
3	031850	0020	2/15/02	\$399,990	NON-REPRESENTATIVE SALE;
3	031850	0110	2/7/02	\$385,000	% COMPLETE
3	052406	9088	12/29/02	\$273,680	NON-REPRESENTATIVE SALE;
3	082406	9040	1/23/03	\$234,000	NO MARKET EXPOSURE;
3	082406	9177	8/29/03	\$380,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
3	102406	9148	6/21/02	\$1,700,000	BUILDER OR DEVELOPER SALES;
3	124070	0120	1/23/02	\$819,950	BUILDER OR DEVELOPER SALES;
3	124070	0130	11/6/03	\$839,989	% COMPLETE
3	131042	0130	10/19/02	\$435,550	NON-PROFIT ORGANIZATION; RELOCATION - SALE BY SERVICE; AND OTHER WARNINGS;
3	131042	0130	10/19/02	\$435,550	RELOCATION - SALE TO SERVICE; NON-REPRESENTATIVE SALE;
3	152406	9008	8/27/02	\$600,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; PARTIAL INTEREST (1/3, 1/2, Etc.)
3	152406	9086	8/27/02	\$137,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; PARTIAL INTEREST (1/3, 1/2, Etc.)
3	212406	9078	7/2/02	\$389,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
3	212406	9086	2/11/02	\$577,500	NO MARKET EXPOSURE;
3	212406	9128	12/30/02	\$419,000	RELOCATION - SALE TO SERVICE;
3	222406	9095	9/22/03	\$335,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
3	322506	9313	3/4/02	\$163,000	% COMPLETE
3	322506	9313	11/7/03	\$750,000	% COMPLETE
3	329560	0210	1/28/02	\$485,000	RELOCATION - SALE TO SERVICE;
3	329561	0200	10/28/02	\$530,000	NON-REPRESENTATIVE SALE;
3	329561	0390	12/17/02	\$665,000	NO MARKET EXPOSURE;
3	329561	0510	2/28/03	\$555,000	TO RELOCATION SERVICE
3	329561	0510	2/24/03	\$555,000	RELOCATION - SALE BY SERVICE;
3	329960	0010	2/11/03	\$509,000	NON-REPRESENTATIVE SALE;
3	329960	0180	2/28/03	\$618,000	TO RELOCATION SERVICE
3	329960	0290	8/6/03	\$611,000	TO RELOCATION SERVICE
3	329961	0020	10/15/02	\$594,500	% COMPLETE
3	329961	0030	9/29/03	\$607,000	% COMPLETE
3	329961	0040	9/15/03	\$594,000	% COMPLETE
3	329961	0050	11/20/03	\$679,000	% COMPLETE
3	329961	0080	11/18/03	\$831,000	% COMPLETE
3	329961	0110	4/30/03	\$680,000	TO RELOCATION SERVICE
3	329961	0240	10/20/03	\$545,000	% COMPLETE
3	329961	0330	10/7/03	\$834,291	% COMPLETE
3	329961	0470	12/4/03	\$482,000	% COMPLETE
3	329961	0550	12/4/02	\$717,900	% COMPLETE
3	332506	9028	6/10/03	\$315,000	NO MARKET EXPOSURE;
3	332506	9171	12/30/03	\$845,000	RELOCATION - SALE BY SERVICE;
3	332506	9171	12/30/03	\$845,000	RELOCATION - SALE TO SERVICE;
3	357530	2290	2/21/03	\$475,000	TO RELOCATION SERVICE
3	357530	2560	2/19/02	\$207,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;

Improved Sales Removed From This Physical Inspection Analysis
Area 35

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
3	357530	3814	4/8/02	\$212,000	BANKRUPTCY - RECEIVER OR TRUSTEE;
3	357530	3817	10/28/03	\$114,000	NON-REPRESENTATIVE SALE;
3	357530	4210	11/19/02	\$199,900	IMP. CHARACTERISTICS CHANGED SINCE SALE;
3	357530	5289	8/8/02	\$236,355	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX;
3	357530	5661	10/25/02	\$292,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
3	358250	0240	12/8/03	\$335,456	TO RELOCATION SERVICE
3	440360	0010	1/3/02	\$250,000	QUIT CLAIM DEED; STATEMENT TO DOR;
3	558140	0010	4/23/03	\$469,950	TO RELOCATION SERVICE
3	558140	0270	2/4/03	\$465,000	TO RELOCATION SERVICE
3	605465	0430	11/6/02	\$236,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
3	605465	0430	4/23/03	\$239,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
3	605550	0080	1/14/03	\$287,000	SECURING OF DEBT;
3	644580	0070	5/28/02	\$360,000	NO MARKET EXPOSURE;
3	644620	0035	1/16/03	\$485,000	RELOCATION - SALE TO SERVICE;
3	664595	0030	12/9/03	\$909,900	% COMPLETE
3	664595	0050	9/29/03	\$929,000	% COMPLETE
3	671090	0080	3/6/03	\$749,950	RELOCATION - SALE BY SERVICE;
3	679330	0100	9/4/02	\$577,950	% COMPLETE
3	679330	0130	5/10/03	\$528,000	TO RELOCATION SERVICE
3	738470	0120	11/7/03	\$1,050,000	NON-REPRESENTATIVE SALE;
3	752542	0060	12/22/03	\$87,047	QUIT CLAIM DEED;
3	752553	0070	6/20/02	\$524,950	TO RELOCATION SERVICE
3	752720	0180	7/22/03	\$357,500	RELOCATION - SALE TO SERVICE;
3	752720	0420	6/26/02	\$484,000	RELOCATION - SALE TO SERVICE;
3	752742	0150	11/25/03	\$399,000	TO RELOCATION SERVICE
3	788090	0010	4/22/03	\$275,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; BANKRUPTCY
3	796441	0020	1/14/03	\$118,411	QUIT CLAIM DEED; STATEMENT TO DOR;
3	856290	2040	10/24/02	\$389,836	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX;
3	864440	0150	3/20/03	\$353,000	BANKRUPTCY - RECEIVER OR TRUSTEE;
3	864440	0220	8/19/02	\$335,000	TO RELOCATION SERVICE
3	864440	0420	4/23/02	\$339,500	TO RELOCATION SERVICE
3	883570	0170	4/10/03	\$625,000	TO RELOCATION SERVICE
3	892010	0056	9/3/03	\$735,000	SEGREGATION AND/OR MERGER
3	920100	0500	5/9/02	\$665,000	MULTI-PARCEL SALE;

Model Validation

Total Value Model Conclusions, Recommendations and Validation:

Appraiser judgment prevails in all decisions regarding individual parcel valuation. Each parcel is field reviewed and a value selected based on general and specific data pertaining to the parcel, the neighborhood, and the market. The Appraiser determines which available value estimate may be appropriate and may adjust particular characteristics and conditions as they occur in the valuation area.

Application of the total Value Model described above results in improved equity between sub-areas, grades, living area, and age of homes. In addition the resulting assessment level is 99.2%. The standard statistical measures of valuation performance are all within IAAO guidelines and are presented both in the Executive Summary and in the 2003 and 2004 Ratio Analysis charts included in this report.

The Appraisal Team recommends application of the Appraiser selected values, as indicated by the appropriate model or method.

Application of these recommended value for the 2004 assessment year (taxes payable in 2005) results in an average total change from the 2003 assessments of +8.1%. This increase is due partly to upward market changes over time and the previous assessment levels.

Note: More details and information regarding aspects of the valuations and the report are retained in the working files and folios kept in the appropriate district office.

Area 35 Physical Inspection Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2003 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2003 UPPER 95% C.L. less than the overall weighted mean indicates that levels may be relatively low. The overall 2004 weighted mean is 99.2%.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Bldg Grade	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
6	4	0.815	0.978	20.1%	0.940	1.017
7	169	0.887	1.001	12.9%	0.986	1.016
8	496	0.933	0.989	5.9%	0.982	0.996
9	523	0.932	0.999	7.2%	0.992	1.006
10	335	0.968	0.984	1.7%	0.974	0.994
11	65	0.961	1.000	4.0%	0.974	1.025
12	10	0.882	0.970	9.9%	0.906	1.033
13	1	0.864	0.921	6.5%	N/A	N/A
Year Built or Year Renovated	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
1900-1969	23	0.901	0.965	7.1%	0.926	1.004
1970-1979	198	0.899	0.993	10.5%	0.978	1.008
1980-1989	550	0.916	1.001	9.2%	0.994	1.008
1990-1999	353	0.941	1.014	7.8%	1.005	1.022
2000 +	479	0.970	0.972	0.3%	0.966	0.979
Condition	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
Average	1488	0.946	0.992	4.9%	0.988	0.996
Good	108	0.867	0.997	15.0%	0.974	1.021
Very Good	7	0.762	0.952	25.0%	0.923	0.982
Stories	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
1	392	0.899	0.992	10.2%	0.983	1.001
1.5	23	0.967	1.010	4.5%	0.978	1.041
2	1186	0.949	0.992	4.6%	0.988	0.997
2.5	2	0.979	0.876	-10.6%	-0.232	1.984

Area 35 Physical Inspection Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2003 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2003 UPPER 95% C.L. less than the overall weighted mean indicates that levels may be relatively low. The overall 2004 weighted mean is 99.2%.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

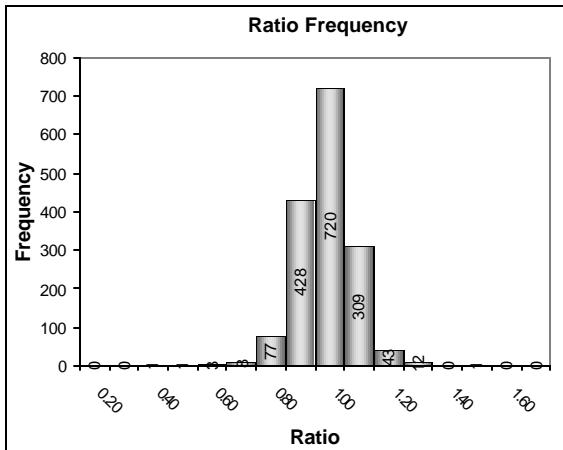
It is difficult to draw valid conclusions when the sales count is low.

Above Grade Living Area	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
<1000	39	0.883	0.973	10.2%	0.949	0.998
1000-1500	204	0.897	0.994	10.8%	0.982	1.007
1501-2000	230	0.912	0.992	8.8%	0.980	1.004
2001-2500	337	0.924	1.009	9.1%	0.999	1.018
2501-3000	340	0.950	1.009	6.2%	1.000	1.017
3001-3500	236	0.953	0.986	3.5%	0.976	0.996
3501-4500	197	0.968	0.970	0.2%	0.957	0.982
4501 +	20	0.958	0.952	-0.7%	0.906	0.997
View Y/N	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
N	1442	0.942	0.994	5.6%	0.990	0.999
Y	161	0.931	0.978	5.0%	0.962	0.994
Wft Y/N	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
N	1602	0.940	0.992	5.5%	0.988	0.996
Y	1	0.857	0.930	8.5%	N/A	N/A
Sub	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
2	1176	0.940	0.996	6.1%	0.992	1.001
3	427	0.942	0.982	4.2%	0.973	0.991
Lot Size	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
0-5000	67	0.967	1.020	5.4%	1.004	1.035
5001-7000	236	0.981	1.010	3.0%	1.002	1.018
7001-9000	385	0.934	0.986	5.6%	0.979	0.993
9001-11000	266	0.937	0.984	5.0%	0.975	0.994
11001-13000	222	0.931	0.992	6.6%	0.980	1.004
13001-18000	218	0.946	0.994	5.0%	0.980	1.007
18001-43559	144	0.924	0.983	6.4%	0.966	1.000
1 Acre +	65	0.891	0.992	11.3%	0.959	1.025

2003 Improved Parcel Ratio Analysis

Before

District/Team: NE / Team-2	Lien Date: 01/01/2003	Date of Report: 5/19/2004	Sales Dates: 1/2002 - 12/2003
Area 35-2 & 3	Appr ID: JPIE	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No
SAMPLE STATISTICS			
Sample size (n) 1603 Mean Assessed Value 417,500 Mean Sales Price 444,100 Standard Deviation AV 167.108 Standard Deviation SP 174.310			
ASSESSMENT LEVEL			
Arithmetic Mean Ratio 0.940 Median Ratio 0.939 Weighted Mean Ratio 0.940			
UNIFORMITY			
Lowest ratio 0.365 Highest ratio: 1.432 Coefficient of Dispersion 7.48% Standard Deviation 0.093 Coefficient of Variation 9.86% Price Related Differential (PRD) 1.000			
RELIABILITY			
95% Confidence: Median Lower limit 0.934 Upper limit 0.947 95% Confidence: Mean Lower limit 0.935 Upper limit 0.944			
SAMPLE SIZE EVALUATION			
N (population size) 9635 B (acceptable error - in decimal) 0.05 S (estimated from this sample) 0.093 Recommended minimum: 14 Actual sample size: 1603 Conclusion: OK			
NORMALITY			
Binomial Test # ratios below mean: 805 # ratios above mean: 798 Z: 0.175 Conclusion: Normal*			
<i>*i.e. no evidence of non-normality</i>			



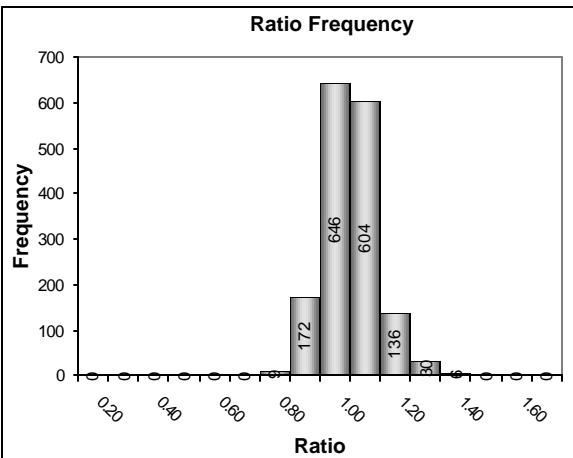
COMMENTS:

1 to 3 Unit Residences throughout area 35

2004 Improved Parcel Ratio Analysis

After

District/Team: NE / Team-2	Lien Date: 01/01/2004	Date of Report: 5/19/2004	Sales Dates: 1/2002 - 12/2003
Area 35-2 & 3	Appr ID: JPIE	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No
SAMPLE STATISTICS			
Sample size (n) 1603 Mean Assessed Value 440,500 Mean Sales Price 444,100 Standard Deviation AV 163.862 Standard Deviation SP 174.310			
ASSESSMENT LEVEL			
Arithmetic Mean Ratio 1.000 Median Ratio 0.997 Weighted Mean Ratio 0.992			
UNIFORMITY			
Lowest ratio 0.774 Highest ratio: 1.360 Coefficient of Dispersion 6.58% Standard Deviation 0.085 Coefficient of Variation 8.52% Price Related Differential (PRD) 1.009			
RELIABILITY			
95% Confidence: Median Lower limit 0.993 Upper limit 1.003			
95% Confidence: Mean Lower limit 0.996 Upper limit 1.005			
SAMPLE SIZE EVALUATION			
N (population size) 8257 B (acceptable error - in decimal) 0.05 S (estimated from this sample) 0.085 Recommended minimum: 12 Actual sample size: 1603 Conclusion: OK			
NORMALITY			
Binomial Test # ratios below mean: 831 # ratios above mean: 772 Z: 1.474 Conclusion: Normal*			
<i>*i.e. no evidence of non-normality</i>			



COMMENTS:

1 to 3 Unit Residences throughout area 35

Both assessment level and uniformity have been improved by application of the recommended values.

Mobile Home Analysis

Scope of Mobile Home Data

There are 56 parcels in Area 35 that are improved with a mobile home and only 2 sales were available for valuation.

Model Development, Description and Conclusions

Due to the lack of sales of mobile homes in this area and surrounding areas, the mobile homes were valued using Boeckh's Mobile Home Value Calculator. Appraiser judgment prevails in all decisions regarding individual parcel valuation. Each parcel is field-reviewed and a value is selected based on general and specific data pertaining to the parcel, the neighborhood, and the market. The appraiser determined if the value estimate was appropriate for the individual property characteristics.

The Appraisal Team recommends application of the Appraiser selected values for mobile homes, as indicated by the appropriate model or method.

Application of these recommended values for the 2004 assessment year (taxes payable in 2005) results in an average total change from the 2003 assessments of -28.7%. This decrease is due to a declining market for older mobile homes in this area and the previous assessment level.

Note: More details and information regarding aspects of the valuations and the report are retained in the working files kept in the appropriate district office.

USPAP Compliance

Client and Intended Use of the Appraisal:

*This mass appraisal report is intended for use only by the King County Assessor and other agencies or departments administering or confirming ad valorem property taxes. Use of this report by others is not intended by the appraiser. The use of this appraisal, analyses and conclusions is limited to the administration of ad valorem property taxes in accordance with Washington State law. As such it is written in concise form to minimize paperwork. The assessor intends that this report conform to the Uniform Standards of Professional Appraisal Practice (USPAP) requirements for a **mass appraisal report** as stated in USPAP SR 6-7. To fully understand this report the reader may need to refer to the Assessor's Property Record Files, Assessors Real Property Data Base, separate studies, Assessor's Procedures, Assessor's field maps, Revalue Plan and the statutes.*

The purpose of this report is to explain and document the methods, data and analysis used in revaluation of King County. King County is on a six year physical inspection cycle with annual statistical updates. The revaluation plan is approved by Washington State Department of Revenue. The revaluation is subject to their periodic review.

Definition and date of value estimate:

Market Value

The basis of all assessments is the true and fair value of property. True and fair value means market value (Spokane etc. R. Company v. Spokane County, 75 Wash. 72 (1913); Mason County Overtaxed, Inc. v. Mason County, 62 Wn. 2d (1963); AGO 57-58, No. 2, 1/8/57; AGO 65-66, No. 65, 12/31/65) . . . or amount of money a buyer willing but not obligated to buy would pay for it to a seller willing but not obligated to sell. In arriving at a determination of such value, the assessing officer can consider only those factors which can within reason be said to affect the price in negotiations between a willing purchaser and a willing seller, and he must consider all of such factors. (AGO 65,66, No. 65, 12/31/65)

Highest and Best Use

WAC 458-12-330 REAL PROPERTY VALUATION—HIGHEST AND BEST USE.

All property, unless otherwise provided by statute, shall be valued on the basis of its highest and best use for assessment purposes. Highest and best use is the most profitable, likely use to which a property can be put. It is the use which will yield the highest return on the owner's investment. Uses which are within the realm of possibility, but not reasonably probable of occurrence, shall not be considered in estimating the highest and best use.

If a property is particularly adapted to some particular use this fact may be taken into consideration in estimating the highest and best use. (Sammish Gun Club v. Skagit County, 118 Wash. 578 (1922)) The present use of the property may constitute its highest and best use. The appraiser shall, however, consider the uses to which similar property similarly located is being put. (Finch v. Grays Harbor County, 121 Wash. 486 (1922)) The fact that the owner of the property chooses to use it for less productive purposes than similar land is

being used shall be ignored in the highest and best use estimate. (Sammish Gun Club v. Skagit County, 118 Wash. 578 (1922))

Where land has been classified or zoned as to its use, the county assessor may consider this fact, but he shall not be bound to such zoning in exercising his judgment as to the highest and best use of the property. (AGO 63-64, No. 107, 6/6/64)

Date of Value Estimate

All property now existing, or that is hereafter created or brought into this state, shall be subject to assessment and taxation for state, county, and other taxing district purposes, upon equalized valuations thereof, fixed with reference thereto on the first day of January at twelve o'clock meridian in each year, excepting such as is exempted from taxation by law. [1961 c 15 §84.36.005]

The county assessor is authorized to place any property that is increased in value due to construction or alteration for which a building permit was issued, or should have been issued, under chapter 19.27, 19.27A, or 19.28 RCW or other laws providing for building permits on the assessment rolls for the purposes of tax levy up to August 31st of each year. The assessed valuation of the property shall be considered as of July 31st of that year. [1989 c 246 § 4]

Reference should be made to the property card or computer file as to when each property was valued. Sales consummating before and after the appraisal date may be used and are analyzed as to their indication of value at the date a valuation. If market conditions have changed then the appraisal will state a logical cutoff date after which no market date is used as an indicator of value.

Property rights appraised:

Fee Simple

The definition of fee simple estate as taken from The Third Edition of The Dictionary of Real Estate Appraisal, published by the Appraisal Institute. "Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat."

Assumptions and Limiting Conditions:

1. *No opinion as to title is rendered. Data on ownership and legal description were obtained from public records. Title is assumed to be marketable and free and clear of all liens and encumbrances, easements and restrictions unless shown on maps or property record files. The property is appraised assuming it to be under responsible ownership and competent management and available for its highest and best use.*

2. No engineering survey has been made by the appraiser. Except as specifically stated, data relative to size and area were taken from sources considered reliable, and no encroachment of real property improvements is assumed to exist.
3. No responsibility for hidden defects or conformity to specific governmental requirements, such as fire, building and safety, earthquake, or occupancy codes, can be assumed without provision of specific professional or governmental inspections.
4. Rental areas herein discussed have been calculated in accord with generally accepted industry standards.
5. The projections included in this report are utilized to assist in the valuation process and are based on current market conditions and anticipated short term supply demand factors. Therefore, the projections are subject to changes in future conditions that cannot be accurately predicted by the appraiser and could affect the future income or value projections.
6. The property is assumed uncontaminated unless the owner comes forward to the Assessor and provides other information.
7. The appraiser is not qualified to detect the existence of potentially hazardous material which may or may not be present on or near the property. The existence of such substances may have an effect on the value of the property. No consideration has been given in this analysis to any potential diminution in value should such hazardous materials be found (unless specifically noted). We urge the taxpayer to retain an expert in the field and submit data affecting value to the assessor.
8. No opinion is intended to be expressed for legal matters or that would require specialized investigation or knowledge beyond that ordinarily employed by real estate appraisers, although such matters may be discussed in the report.
9. Maps, plats and exhibits included herein are for illustration only, as an aid in visualizing matters discussed within the report. They should not be considered as surveys or relied upon for any other purpose.
10. The appraisal is the valuation of the fee simple interest. Unless shown on the Assessor's parcel maps, easements adversely affecting property value were not considered.
11. An attempt to segregate personal property from the real estate in this appraisal has been made.
12. The movable equipment and/or fixtures have not been appraised as part of the real estate. The identifiable permanently fixed equipment has been appraised in accordance with RCW 84.04.090 and WAC 458-12-010.
13. I have considered the effect of value of those anticipated public and private improvements of which I have common knowledge. I can make no special effort to contact the various jurisdictions to determine the extent of their public improvements.
14. Exterior inspections were made of all properties in the physical inspection areas (outlined in the body of the report) however; due to lack of access and time few received interior inspections.

Departure Provisions:

Which if any USPAP Standards Rules were departed from or exempted by the Jurisdictional Exception

SR 6-2 (g)

The assessor has no access to title reports and other documents. Because of budget limitations we did not research such items as easements, restrictions, encumbrances, leases, reservations, covenants, contracts, declarations and special assessments. The mass appraisal must be completed in the time limits as indicated in the Revaluation Plan and as budgeted.



King County
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www.metrokc.gov/assessor/

Scott Noble
Assessor

MEMORANDUM

DATE: January 31, 2004

TO: Residential Appraisers
FROM: Scott Noble, Assessor

Scott Noble

SUBJECT: 2004 Revaluation for 2005 Tax Roll

The King County Assessor, as elected representative of the people of King County, is your client for the mass appraisal and summary report. The King County Department of Assessments subscribes to the Uniform Standards of Professional Appraisal Practice 2004. You will perform your appraisals and complete your summary mass appraisal reports in compliance with USPAP 2004. The following are your appraisal instructions and conditions:

1. You are to timely appraise the area or properties assigned to you by the revalue plan. The Departure Provision of USPAP may be invoked as necessary including special limiting conditions to complete the Revalue Plan.
2. You are to use all appropriate mass appraisal techniques as stated in USPAP, Washington State Law; Washington State Administrative Code, IAAO texts or classes.
3. The standard for validation models is the standard as delineated by IAAO in their Standard on Ratio Studies (approved 1999); and
4. Any and all other standards as published by the IAAO.
5. Appraise land as if vacant and available for development to its highest and best use [USPAP SR 6-2(i)]. The improvements are to be valued at their contribution to the total.
6. You must complete the revalue in compliance with all Washington and King County laws, codes and with due consideration of Department of Revenue guidelines. The Jurisdictional Exception is to be invoked in case USPAP does not agree with these public policies.

7. Physical inspections should be completed per the revaluation plan and statistical updates completed on the remainder of the properties as appropriate.
8. You must complete a written, summary, mass appraisal report for each area and a statistical update report in compliance with USPAP Standard 6.
9. All sales of land and improved properties should be validated as correct and verified with participants as necessary.
10. You must use at least two years of sales. No adjustments to sales prices shall be made to avoid any possibility of speculative market conditions skewing the basis for taxation.
11. Continue to review dollar per square foot as a check and balance to assessment value.
12. The intended use of the appraisal and report is the administration of ad valorem property taxation.
13. The intended users include the Assessor, Board of Equalization, Board of Tax Appeals, King County Prosecutor and Department of Revenue.
14. The land abstraction method should have limited use and only when the market indicates improved sales in a neighborhood are to acquire land only. The market will show this when a clear majority of purchased houses are demolished or remodeled by the new owner.
15. If "tear downs" are over 50% of improved sales in a neighborhood, they may be considered as an adjustment to the benchmark vacant sales. In analyzing a "tear down" ensure that you have accounted for any possible building value.

SN:swr